

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, August 20, 2025,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.
TREVOR LEE, Board Member.

ALSO PRESENT:

COLIN TARBERT, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
SCOTT WILSON, DIA, Capital Projects Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

- - -

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 board member.
2 BOARD MEMBER HOOPER: Cameron Hooper,
3 board member.
4 BOARD MEMBER HIRABAYASHI: John
5 Hirabayashi, board member.
6 BOARD MEMBER CAFFEY: Jill Caffey, board
7 member.
8 BOARD MEMBER LEE: Trevor Lee, board
9 member.
10 MR. SAWYER: John Sawyer, Office of
11 General Counsel.
12 MR. FAYE: Andrew Faye, staff intern.
13 THE CHAIRMAN: And it looks like Ava may
14 be dealing with some technical issues.
15 Ava?
16 MS. HILL: There's no sound on Zoom. Ina
17 is going to make an announcement to those who
18 are in attendance, and then I'm going to shut
19 down the Zoom.
20 THE CHAIRMAN: Okay. So do you need
21 anything from me or do we need to let Ina do
22 something or she's going to handle it?
23 MS. HILL: She's going to handle it.
24 THE CHAIRMAN: Okay. Thank you.
25 I want to move to public comments. So,

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 P R O C E E D I N G S
2 August 20, 2025 2:00 p.m.
3 - - -
4 THE CHAIRMAN: Okay. Good afternoon,
5 everybody. We're going to call to order the
6 August 20th meeting of the Downtown Investment
7 Authority. It's 2:01 p.m.
8 We do not have a flag in here today, so
9 we'll skip with the pleasantries and go
10 straight to introductions.
11 Mr. Wilson, if you'd start us off.
12 MR. WILSON: Good afternoon.
13 My name is Scott Wilson with DIA staff.
14 MR. KELLEY: Steve Kelley, director of
15 downtown real estate and development.
16 MR. PAROLA: Guy Parola, DIA staff.
17 MR. TARBERT: Colin Tarbert, DIA CEO.
18 BOARD MEMBER BAILEY: Carrie Bailey, board
19 member.
20 BOARD MEMBER WOHLERS: Scott Wohlers,
21 board member.
22 BOARD MEMBER FETNER: Sondra Fetner, board
23 member.
24 THE CHAIRMAN: Patrick Krechowski, board
25 member.
26 BOARD MEMBER HEAVENER: Micah Heavener,

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 Ava, when you're ready, just let us know and
2 we'll do public comment, or are you going to do
3 that from there?
4 MS. HILL: I'm going to do it from here.
5 MS. MEZINI: (Announcement via Zoom.)
6 Good afternoon.
7 For those of you attending via Zoom, our
8 sincere apologies. We are experiencing
9 technical difficulties and, unfortunately,
10 we're unable to resolve that today.
11 The meeting can be accessed in person at
12 the Jacksonville Public Library at 303 North
13 Laura Street in the Multipurpose Room.
14 Otherwise, again, on Zoom, we will not be able
15 to accommodate the audio. So in a moment here
16 we will be ending the Zoom meeting and you'll
17 be able to access the meeting in person at the
18 public library downtown.
19 Thank you and apologies for the
20 inconvenience.
21 THE CHAIRMAN: All right. Thank you, Ava.
22 And thank you, Ina.
23 Appreciate everybody being here today.
24 We'll begin with public comments.
25 Ava.

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 MS. HILL: We'll start with Devin
2 Phillips.
3 (Audience member approaches the podium.)
4 MS. HILL: Please state your name and
5 address for the record.
6 AUDIENCE MEMBER: My name is Devin
7 Phillips. My address is on file.
8 I am a homeowner in the LaVilla area,
9 Johnson Commons. So I know there's one thing
10 on the agenda to talk about in Johnson Commons.
11 Happy to hear about it, glad to see that
12 something is starting to take track in that
13 area.
14 As a homeowner, one of the -- a couple of
15 the things that I did want to bring to you
16 guys' attention -- as LaVilla does start to
17 come on line, we're asking you guys to please
18 consider us and please consider, whenever -- UF
19 campus, we know it's going to come. Thumbs up.
20 Good with that.
21 You guys are get- -- or the City's giving
22 away pad A and pad B to the campus. Those --
23 pad A and pad B usually are extra parking for
24 the convention center. I'm there when events
25 happen. Everything is full out there. So when

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 us to live there as we're building up LaVilla.
2 And then the last thing is the -- the
3 (indecipherable). We get it that trash cans
4 and receptacles and bathrooms need to be there,
5 and I heard it mentioned that one of you guys
6 is meeting before [sic] to leave it there
7 permanently, the temporary bathrooms. We're
8 asking you guys as a community to reconsider
9 that because it's an eyesore in our community.
10 On my way here, I drove past there. Next
11 to the two urinals and the trash can,
12 everything's overflowing. Trash is everywhere
13 around it. So if there's not a permanent fix
14 to put, like, permanent stalls and lock the
15 doors when there's no events, we need to
16 reconsider the temporary option because when
17 there's no events, then you guys leave us with
18 the people who use it just randomly, and
19 they're creating neighborhoods around it, and
20 then just leaving trash there.
21 That's all I have. Thank you.
22 THE CHAIRMAN: Thank you for your time.
23 MS. HILL: Next we have Carnell Oliver.
24 (Audience member approaches the podium.)
25 AUDIENCE MEMBER: Hello. How is -- how's

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 those pads go away, (indecipherable) park, our
2 houses, other places, we have no parking, so I
3 just wanted to put out there, can we please
4 start considering that when we are making
5 decisions about what we're giving away in
6 LaVilla? That -- what we're giving away, yes,
7 empty lots, but people have been using them for
8 parking, and then they're taking away from our
9 parking, and also parking in our streets,
10 behind our houses. So please consider that.
11 Also, we're asking if you can consider
12 slowing down Adams Street. As more and more is
13 coming to LaVilla -- Adams Street, yes, we got
14 the street parking. We thank you for that.
15 They took away one of the three lanes.
16 But coming out of downtown, where Adams
17 Street was -- had the road diet in downtown,
18 when they get to Jefferson Street, everything
19 opens back up, and it's like a street race. So
20 as we're bringing LaVilla on line, students are
21 going to come eventually, businesses are going
22 to come. We want you -- we're asking you guys
23 to look into LaVilla too, to kind of slow it
24 down, make it more neighborhood friendly, add
25 more bike lanes, make it more comfortable for

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 all the board members doing today?
2 My name is Carnell Oliver.
3 I rise today to place into the record a
4 principle of constitutional and civic
5 responsibility.
6 The Constitution, Article 1, Section 2,
7 establish representation based upon population
8 and the understanding that the public
9 institution exist to serve the people
10 equitably, yet in Jacksonville, particularly in
11 the historic African-American neighborhoods
12 that were dismantled and neglected in the name
13 of redevelopment, those principles have not
14 been applied equally.
15 American descendents of slavery, those
16 whose families that built this city and this
17 nation, have borne the brunt of disinvestment,
18 displacement, and exclusion.
19 Communities like LaVilla and Brooklyn were
20 once cultural economic centers, and yet -- yet
21 redevelopment -- redevelopment stripped them
22 from their rightful heirs. It is not -- it is
23 not enough to invest in restaurants, towers,
24 stadium districts if the descendents of those
25 whose [sic] displaced never see a return.

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 Therefore, I recommend that this
 2 (indecipherable) take three concrete actions
 3 within the agenda.
 4 First, that all development agreements,
 5 including the Iguana -- Iguana amendment before
 6 you today, include a binding community benefit
 7 agreement. What I'm saying, the money that was
 8 going into the community development agreement
 9 stays on the Eastside. All that countywide
 10 money, it was a bilateral trade agreement.
 11 That money needs to be pulled back and focus on
 12 energizing what's left of the Gullah Geechee
 13 community, and that is my point in that. And
 14 guaranteeing employment, contracting, ownership
 15 opportunities for American descendants of
 16 slavery in Jacksonville.
 17 Second, the DIA is required to data --
 18 data delineation in all reports so that the
 19 public can measure where the CRA funds, DIA
 20 incentives are reaching black Americans
 21 descendent [sic] from slavery. Not just barley
 22 [sic] and characterized groups, transparency is
 23 the foundation of trust.
 24 Third, that this body set aside a portion
 25 of the investment pool for a heritage and

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 You know, when you get to the minutes,
 2 please amend the minutes to reflect the DIA
 3 resolution recognizing Nooney's efforts for
 4 Jacksonville's three FIND active potential land
 5 acquisition projects. Okay? It's very
 6 important.
 7 And let me just -- I'll just reiterate
 8 what I have been advocating to all these
 9 different boards and commissions as well, but
 10 today -- and also welcome to the new CEO. And
 11 we may have to get you a shirt, but --
 12 Right now I'm seeking a DIA resolution
 13 recognizing Nooney's efforts in advancing the
 14 FIND -- that's the Florida Inland Navigation
 15 District -- potential land acquisition
 16 projects: 158833-0000, that's Boylan.
 17 134059-0000, that's Amaro. And 137044-0000,
 18 that's Carrico -- that would benefit all the
 19 citizens of Duval County, Jacksonville.
 20 Now -- right now I'm wearing my Elon Musk
 21 shirt, and -- and let me share with you why.
 22 And, you know, Scott Wilson, we may have
 23 to, you know, name the park after him.
 24 But right now there's active legislation.
 25 It's 2025-0522. It's an ordinance.

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 equity fund dedicated to rebuild what was lost
 2 and restore the cultural corridors supporting
 3 (indecipherable) owned businesses, ensuring
 4 that downtown renewal does not mean another
 5 cycle of removal.
 6 The (indecipherable) papers taught us
 7 this: That government must secure the rights
 8 of the govern [sic], not merely match the
 9 decline. True development requires not just
 10 bricks and steels [sic], but justice and
 11 restitution.
 12 If these broad wishes do not -- wishes to
 13 build a downtown worthy --
 14 MS. HILL: Thank you. Your time is up.
 15 MR. OLIVER: -- and national pride, then
 16 the -- then it must ground [sic] in the agenda
 17 of equity and historical redress [sic].
 18 THE CHAIRMAN: Thank you, Mr. Oliver.
 19 MS. HILL: Now we have John Nooney.
 20 (Audience member approaches the podium.)
 21 AUDIENCE MEMBER: Hello.
 22 I am John J. Nooney.
 23 Jacksonville City Council Resolution
 24 2023-0819. City Council District 4, CPAC 3,
 25 School Board District 3.

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 1.2 million. It's for the building inspection.
 2 It's going to be in the Ed Ball building, 18
 3 electric vehicle chargers. Now, that's in the
 4 Downtown Investment Authority, that's in your
 5 area, so, you know --
 6 So for two years I've been going to JEA,
 7 JTA, and the Environmental Protection Board. I
 8 was there just Monday night.
 9 And the point I'm getting at is that our
 10 place -- and it's real. We're marketing to the
 11 world. And to market and to go to Elon and
 12 say, hey, Elon, Tesla baby, right here, we got
 13 one for you.
 14 But I'm hoping that the DIA is going to at
 15 least put a resolution together that we can
 16 take to the board. It -- that's the potential
 17 that exists right now, today. It's real. You
 18 know, this is active legislation. It's the
 19 first in Jacksonville.
 20 So anyway, any -- and, too, you know, this
 21 *Resilient Jacksonville*, you know, we hit every
 22 box that you can possibly think of, and so
 23 we're taking the show -- not only FIND. You
 24 know, that's -- you know, that's 12 counties
 25 that --

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 MS. HILL: Thank you. Your time is up.
 2 MR. NOONEY: -- that's the east coast of
 3 the state of Florida.
 4 Well, thank you again.
 5 DIA, downtown includes access.
 6 THE CHAIRMAN: Thank you, Mr. Nooney.
 7 Any other public comments, Ava?
 8 MS. HILL: There are no additional public
 9 comments.
 10 THE CHAIRMAN: All right. Thank you.
 11 We will move on to item 3 of our agenda,
 12 which is the Community Redevelopment Agency
 13 portion of the meeting. The first item in that
 14 section is Form 8B voting conflict disclosures.
 15 Do any board members have any such
 16 disclosures to report?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: Seeing none, we'll move on
 19 to the July 16th, 2025, Community Redevelopment
 20 Agency meeting minutes.
 21 I'll entertain a motion to approve.
 22 BOARD MEMBER FETNER: Move to approve.
 23 BOARD MEMBER CAFFEY: Second.
 24 THE CHAIRMAN: I have a motion and a
 25 second.

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 you moved?
 2 BOARD MEMBER WOHLERS: Yes.
 3 THE CHAIRMAN: Okay. And Mr. Heavener
 4 seconded.
 5 All right. We'll go around the horn.
 6 We'll start with you Mr. Lee. How do you
 7 vote?
 8 BOARD MEMBER LEE: I vote to approve.
 9 Thank you.
 10 THE CHAIRMAN: Ms. Caffey.
 11 BOARD MEMBER CAFFEY: In favor.
 12 THE CHAIRMAN: Mr. Hirabayashi.
 13 BOARD MEMBER HIRABAYASHI: In favor.
 14 THE CHAIRMAN: Mr. Hooper.
 15 BOARD MEMBER HOOPER: 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: Mr. Wohlers.
 21 BOARD MEMBER WOHLERS: In favor.
 22 THE CHAIRMAN: Ms. Bailey.
 23 BOARD MEMBER BAILEY: In favor.
 24 THE CHAIRMAN: And I, too, am in favor, so
 25 the consent agenda is unanimously approved.

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 Any questions, comments, edits?
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: Okay. Seeing none, we'll
 4 take a group vote.
 5 All those in favor, signify by saying aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: And the meeting minutes for
 10 July 16th, 2025 -- of the Community
 11 Redevelopment portion of the agency -- are
 12 approved.
 13 Moving on to item 3C, the consent agenda.
 14 We have seven items here, all handled at the
 15 committee level and elevated to the consent
 16 agenda.
 17 Do any board members have a reason to pull
 18 an item from the consent agenda?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: Okay. Seeing none, I'll
 21 entertain a motion to approve the consent
 22 agenda.
 23 BOARD MEMBER WOHLERS: Move to approve.
 24 BOARD MEMBER HEAVENER: Second.
 25 THE CHAIRMAN: All right. Mr. Wohlers,

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 And I appreciate everybody on staff with
 2 all that work. That was a lot of work. And
 3 everybody at the committee level, thank you for
 4 getting through those and bringing those to the
 5 board.
 6 Moving on to item 3D, the resolution,
 7 2025-08-08, the Iguana amendments. There's
 8 been a lot of documentation submitted and
 9 circulated. I know a number of you have spoken
 10 with staff. I want to make sure that we take
 11 our time with this one and entertain everyone's
 12 questions. No one on this board was on the
 13 board when these agreements were originally
 14 approved.
 15 And so I think -- Mr. Kelley, are you
 16 going to start us off and walk us through this,
 17 or is --
 18 MR. PAROLA: To the Chair, I think it's
 19 kind of a Guy --
 20 THE CHAIRMAN: Mr. Parola, start us off,
 21 please.
 22 MR. PAROLA: All right. Thank you.
 23 I'll give just a -- kind of a brief
 24 overview since -- I'll use it as a segue with
 25 your comments, that this board probably wasn't

Phang M. Tropia, Inc.
 Post Office Box 2573, Jacksonville, FL 32205
 (904) 821-0500
 MadamCourtReporter .com

1 around when Iguana first started.

2 If you go from east to west and you just

3 look at their development and our parks and our

4 marina as one sort of cumulative development --

5 from east to west, of course, you -- you've got

6 Met Park, which has become a (inaudible)

7 design. And the director of Parks and

8 Recreation is here.

9 We then go to the Four Seasons hotel and

10 condos, and then we go to the office building.

11 As we go to the river from the office building,

12 there's a park in the center of it called an

13 events lawn. I point that out because that's

14 going to be somewhat important to the

15 conversation here when we get to the marina

16 support building lease.

17 And then you actually have a

18 6,000-square-foot marina support building that

19 sits adjacent to the marina. Inside of that is

20 where the marina operator is going to house --

21 they're going to have the bathrooms and the

22 sundries and everything that accompanies a

23 marina, and a restaurant of some size that I'm

24 sure Mr. Diebenow can go into.

25 So that kind of gives us the environment

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 spoke to six out of the nine of you, so you've

2 heard this before. I think there are

3 conversations individually.

4 The approach I'm about to take was

5 relatively successful, and that is I'll talk

6 about the five general buckets of changes that

7 are being proposed, and the rest of pages 3

8 through 9 that have the specifics were sort of

9 derivatives thereof, if that's okay with the

10 chair.

11 THE CHAIRMAN: Sure.

12 MR. PAROLA: The first bucket is

13 Bay Street traffic calming. I just spoke a

14 second ago about the development, that it --

15 that all the buildings and all the assets on

16 the -- the south side of Bay Street.

17 On the north side of Bay Street, of

18 course, we have Lot J. And I think we can

19 expect or anticipate at some point in time that

20 somebody will want to redevelop that. When

21 they redevelop that, Bay Street should be --

22 should be a zipper between the two. It should

23 be a connection point.

24 Right now, at four lanes, a suicide lane,

25 and traffic coming to and from the bridge, it

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 we're working with.

2 There are three primary documents,

3 arguably, that -- that are important to that

4 area that we're addressing today.

5 First of all, there's the redevelopment

6 agreement. The redevelopment agreement

7 encompasses everything from the City's

8 contribution to the performance schedule to the

9 easements to everything -- everything that goes

10 to make these -- this project work.

11 Inside of that there are two other

12 documents that we're going to get into here in

13 a minute. There's a marina support building

14 lease. That lease is with the tenant, the

15 tenant being Iguana, or one of Iguana's, you

16 know, single-purpose or multipurpose entities.

17 Then there's the marina management

18 agreement. That's the agreement where Iguana,

19 again, or one of their entities actually takes

20 on the responsibility of hiring an operator for

21 the management and the operation of the marina.

22 So all that said, I'll then go into what

23 these amendments are supposed to -- what we're

24 trying to accomplish with it.

25 I spoke to, I think -- or Steve and I

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 sort of serves as a divider. So Iguana has

2 proposed to undertake a road diet, not a lane

3 reduction, but travel lane width reduction, add

4 some boulevard elements to it, and add a raised

5 tabletop for pedestrians. That would be a

6 first phase of traffic calming. They believe

7 that's going to cost \$6 million. They propose

8 to pay for it with \$3 million they've gotten

9 from the State, assuming that holds, and then

10 come out of pocket for the other 3 million.

11 They would be reimbursed for the other

12 3 million by the City, by DIA specifically,

13 through a REV Grant. So they'll front the

14 money and then recoup the -- you know, the

15 other 3 million the State doesn't pay for.

16 So the next logical question is, if that's

17 going to happen, then why 6 million? Because

18 two things can happen. In the event the State

19 does not come forth with the money and Iguana

20 puts out all 6 million, they have a way to be

21 made whole because the REV Grant is increased

22 to 6 million, or, conversely, if the State does

23 go through, then there's another 3 million

24 available for Phase 2 traffic calming. So

25 that's where we get to it.

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 That brings us into the second bucket that
2 Mr. Kelley will go into, and that's the REV
3 Grant and how it was calculated.

4 THE CHAIRMAN: Thank you, Mr. Parola.
5 Any quick questions for Guy before we move
6 to Mr. Kelley?

7 BOARD MEMBER HIRABAYASHI: I had a quick
8 question.

9 What is the Phase 2 part? You mentioned
10 Phase 1 in that area with all that activity,
11 but what does Phase 2 cover?

12 MR. PAROLA: I haven't actually seen that.

13 Through the Chair, great question. I
14 haven't actually seen it. I don't think it
15 would be a phase -- another phase with the
16 Phase 1. I think it would just be an extension
17 with a -- it would wrap around, I'm assuming,
18 to Talleyrand.

19 (Mr. Diebenow approaches the podium.)

20 MR. DIEBENOW: Steve Diebenow, One
21 Independent Drive, Suite 1200, here on behalf
22 of Iguana.

23 Yeah, we basically go from just east of
24 the hotel, the -- the easternmost entrance of
25 the Four Seasons to just past WJCT, so almost

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 working the math backwards, what you have
2 before you -- in the sheet that was distributed
3 there was something that was -- that I sent out
4 previously, and then in talking with you, it
5 became clear that additional detail would be
6 helpful.

7 So what I've distributed here is more or
8 less the detail that is behind the incentives
9 and the structures and everything that go into
10 the ROI calculation.

11 I was going to show the actual math that
12 went into the calculation of the increased
13 minimum direct cost as well as the minimum
14 total development cost. Unfortunately, with
15 our technical problems, I can't do that. But
16 if any of you would like to see that
17 information, I'm more than happy to do so.

18 But in any case, what you have -- what was
19 handed out are three different sheets that look
20 very, very similar. The first -- the cover
21 sheet is for the hotel, and so it's broken up
22 into two sections. Those of you that are not
23 familiar with how this whole deal was
24 structured and everything, this gives you a
25 little bit of insight on that.

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 to Talleyrand, correct.

2 THE CHAIRMAN: Thank you.

3 Anybody else before we go to Mr. Kelley?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Steve, you're
6 up.

7 MR. KELLEY: Thank you, Mr. Chair.

8 So I think everybody has some fundamental
9 awareness that the REV Grants, effectively, are
10 a reimbursement of the taxes that are paid by
11 the applicant or the property owner.

12 When we're doing the underwriting, we
13 start with what we anticipate -- we have an
14 approximate value of what we anticipate the
15 property appraiser's valuation of that property
16 might be. That, then, leads to the math that
17 calculates the anticipated taxes or -- or tax
18 benefits from these properties, and so -- and
19 then 75 percent of that, in this case, becomes
20 the REV Grant over a period of 20 years.

21 And so by increasing the REV Grant amount
22 by the \$6 million, the minimum direct cost into
23 this project also had to increase by a
24 consummate amount to generate the taxes that
25 then could be reimbursed. So more or less

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 So for the hotel, you see what the -- what
2 the minimum total development costs are in the
3 top left corner, you see what the REV Grant is,
4 and then you see the additional -- the
5 completion grant, as well as the additional
6 cost considerations that went into helping make
7 this development activity happen.

8 And then at the bottom, you have the City
9 benefits of what the City plans to achieve
10 through this development activity, and
11 ultimately the ROI on the bottom right corner.

12 And then on the second page, you have the
13 office building, which is not affected by all
14 of this, but it blends into the overall ROI
15 which is captured at the bottom there.

16 And then all of that same information is
17 repeated on Pages 3 and 4, under Section 2,
18 except for this version has the -- was
19 calculated based on the reduced millage that
20 has been proposed by City Council, which,
21 obviously, would require a higher property
22 valuation. So the minimum total direct cost is
23 a little bit higher, as explained in the term
24 sheet.

25 And then on Pages 5 and 6, the same

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 calculations were prepared except for in this
2 example they're at the current millage, so the
3 increase to the minimum total direct cost is a
4 little bit less, and -- not a little bit less
5 than what they are right now. It's higher than
6 what they are right now, but a little bit less
7 than if the millage were reduced.

8 So that -- that's a lot of words, a lot of
9 information. I'm sure it's very confusing to
10 your ears. It makes a lot of sense to mine,
11 but I'm happy to address your questions.

12 THE CHAIRMAN: Any questions for
13 Mr. Kelley?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: Okay. Mr. Parola.

16 MR. PAROLA: Thank you, Mr. Chair.

17 We'll move on to bucket number 3, the
18 completion dates. What's being proposed is an
19 extension of the completion date for the hotel
20 for one year, from June of 2026 to June of
21 2027. The completion of the office building
22 remains at June of 2026. The bulkhead marina,
23 marina support building, and the Riverwalk are
24 all pushed to August of 2026, which is a
25 two-month extension.

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 And so the extent of those gantry rails
2 and their location and also their -- the --
3 frankly, the extent and depth at which they
4 were located caused, immediately, almost out of
5 the gate, a delay and an increase in costs for
6 the project.

7 But overall -- and it's hard to put an
8 exact time frame on what that cost in terms of
9 time, but also the building is a lot more
10 complicated and a lot more detailed. It's
11 probably the largest construction project that
12 we've seen in Duval County, at least certainly
13 since the courthouse. And so it's just taking
14 a lot -- a little bit more time to finish, but
15 it's moving forward. Everyone can see it
16 coming out of the ground, and we expect that it
17 will be completed --

18 This extension, and the way that we handle
19 it is -- we asked for a six-month extension
20 from the previous CEO. And then what this does
21 in the RDA or in this term sheet is it kind of
22 trues it up so that instead of having an
23 additional 18 months, we have a little bit less
24 time, but we anticipate the date that's
25 published in there -- June 30th, 2027 -- is

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 So that's the extensions.

2 THE CHAIRMAN: Okay. Any questions on the
3 timing of the extensions?

4 BOARD MEMBER BAILEY: Through the Chair,
5 I -- in some conversation, I think I recall the
6 driver -- or maybe just back up a little bit.

7 Can you give us a little bit of background
8 on the drivers behind the request for the
9 one-year extension in particular?

10 MR. PAROLA: Through the Chair, I think
11 for particulars, I would go to Mr. Diebenow.

12 THE CHAIRMAN: Steve, do you have any info
13 that would help us understand the one-year
14 extension?

15 MR. DIEBENOW: On the hotel, on the
16 Four Seasons?

17 THE CHAIRMAN: Correct.

18 MR. DIEBENOW: Well, the -- yeah, the
19 first thing that happened -- it started right
20 at the very beginning, was the gantry rails
21 were discovered underneath where the foundation
22 was going to go. Those were the long, like,
23 railroad tracks, basically, that -- where you
24 launch your boat into the water from the
25 Shipyards uses that were there historically.

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 when everything will be completed, which is,
2 again, about nine to twelve months later than
3 originally projected.

4 THE CHAIRMAN: Okay. Thank you.

5 Ms. Bailey, does that help you out?

6 BOARD MEMBER BAILEY: Thank you.

7 THE CHAIRMAN: Mr. Parola.

8 MR. PAROLA: Thank you.

9 The fourth bucket is the marina support
10 building lease. As it currently stands, the
11 terms are an initial five years with five
12 5-year options, with the option being mutual,
13 so the City and the developer.

14 What's being requested is the initial term
15 goes from 5 to 10 years, then there are two
16 5-year options at the sole discretion of the
17 tenant, or Iguana, one of its sort of entities,
18 and then another two 5-year [sic] that would be
19 mutually agreed upon.

20 This was a subject of much conversation
21 and much pushback. What we've come to
22 realize -- and were educated on -- is that the
23 quality of the restaurant that they're
24 proposing as a sub-tenant is putting such
25 tenant improvements that -- to recoup it, or

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 to -- to make it worthwhile, they need the
2 initial 10-year term and they need to know that
3 extending it for another 10 years beyond that
4 is at their discretion so that they have a
5 longer runway to be successful.

6 So once we came to that realization, we
7 also came to this realization: While the City
8 is giving up a position -- and that position is
9 going to have value. That prompted the next
10 discussion. What -- what's the compensation,
11 what is the consideration for the City for
12 giving up our position of having 15 years of an
13 option?

14 We bounced around ideas, and then
15 Mr. Daryl Joseph, who is in the audience,
16 brought up this concept of Iguana taking on the
17 cost to maintain the park. If you recall early
18 in the conversation, I said the events lawn is
19 going to be sort of relevant as we get to this
20 point. Well, we're at that point.

21 Mr. Joseph feels that a reasonable
22 expectation is between 15- and \$20,000 a year,
23 is the cost that he would incur -- his shop
24 would incur to maintain it. Iguana is taking
25 that on. So that means that their base rent

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 up with the redevelopment agreement.

2 And I'll be available for any questions.

3 THE CHAIRMAN: Thank you.

4 And, Mr. Joseph, you came all this way.

5 It's not that we don't believe Mr. Parola, but
6 if you'd like to come up and share any thoughts
7 or any clarifications you have, we'd appreciate
8 hearing it.

9 (Mr. Joseph approaches the podium.)

10 MR. JOSEPH: Good afternoon.

11 Daryl Joseph, director of parks, City of
12 Jacksonville.

13 First of all, thanks, Guy, for the recap
14 and the partnership as far as coming together
15 to make sure that -- we feel like we're doing
16 something that is going to have a lasting
17 impression, not just on the park space but the
18 area as a whole.

19 One main thing that we truly understand
20 is, this area has to be maintained and
21 maintained at a high level, so some of the
22 points that Guy brought together we
23 understand -- I understand gets us to that
24 point. So I agree with everything that was
25 communicated, everything that's written.

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 goes from \$1 a year to \$15,000 a year with rent
2 consideration given for actual dollars spent,
3 up to \$15,000 for maintaining the park.

4 So that's where we landed on it.

5 I think the next important part of the
6 marina support building lease is clarifying
7 who's responsible for what capital
8 improvements. In the redevelopment agreement
9 it was very clear, and remains very clear, that
10 the hotel surcharge -- there's a surcharge on
11 the rooms for the hotel -- that it is put into
12 a capital fund, controlled by the City, where
13 the City creates a budget and it can be spent
14 on capital improvements for the marina,
15 Met Park, and the marina support building.

16 So what this establishes is that the
17 tenant is only responsible for funding
18 themselves, any capital improvements to the
19 extent there's money in that fund for it,
20 right?

21 So let's say there's \$100,000 in the fund
22 but there's \$150,000 in capital improvements or
23 maintenance that needs to happen, the other
24 \$50,000 is borne by the City. And they just
25 wanted that clarification. And it trues itself

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 These meetings have happened over the past
2 few months to get us to a point where we're in
3 agreement of moving forward with this scale.

4 THE CHAIRMAN: Thank you, sir.

5 Any questions on this particular aspect
6 for Mr. Parola or Mr. Joseph?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Okay. Seeing none, thank
9 you. Appreciate you being here.

10 MR. JOSEPH: Thank you.

11 THE CHAIRMAN: What's next for us,
12 Mr. Parola?

13 MR. PAROLA: And finally is bucket number
14 5, the marina management agreement. This is
15 probably the document that we know the least
16 about. This is really an agreement between
17 Iguana and their marina operator and the Parks
18 Department who manages this. We're just sort
19 of a conduit, if you will, for the
20 conversation.

21 I would say the big ticket item in that
22 is -- you'll notice that they are requesting
23 that basically the marina support building
24 lease terms and the marina management agreement
25 terms all line up, so the marina -- there will

Diane M. Trepia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 be -- as I said before, the marina office
2 inside of the marina support building. They
3 just want to make sure that that lease has the
4 same terms as the lease for the marina because
5 you wouldn't want to have a marina operator
6 with a lease agreement that is -- outlives
7 their agreement to manage the marina, if that
8 makes sense.

9 THE CHAIRMAN: Any questions? Everybody
10 get that?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: It looks like it. I want
13 to make sure -- there's a lot of information.

14 Mr. Diebenow, you're -- do you have any
15 gaps to fill? Are you good with the
16 discussion?

17 (Mr. Diebenow approaches the podium.)

18 MR. DIEBENOW: No, we're -- just to let
19 everyone know, Drew Frick is here, and I am as
20 well, obviously. We're happy to answer any
21 questions you may have, but I think Guy and
22 Steve did a great job covering the -- the
23 highlights.

24 THE CHAIRMAN: Okay. Thank you.

25 So we have a handout in front of us which

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 some point down the road, if -- if for some
2 reason the support building is not preceding at
3 the same pace as the marina.

4 Just a suggestion.

5 THE CHAIRMAN: Guy, do you have any
6 response?

7 (Mr. Diebenow approaches the podium.)

8 THE CHAIRMAN: I know Steve is walking up.
9 Mr. Diebenow.

10 MR. DIEBENOW: No, thank you,
11 Mr. Chairman.

12 We -- just to give you our thought behind
13 it, is that we tied the length of that
14 particular agreement to the terms of the
15 submerged land lease. So the submerged land
16 lease is going to be a 10-year initial term
17 with what we think will be two 10-year renewals
18 for the submerged land lease under the marina.
19 So that's -- that was the thinking on the
20 10-year terms.

21 If the board finds it's better to
22 administer from DIA's staff perspective or if
23 there's some other rationale, we -- we don't
24 object to the two 5-year terms the way it's
25 been suggested, but our thinking was to tie it

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 has some red line -- what appear to me to be
2 scrivener corrections for Resolution
3 2025-08-08, and I will entertain a motion.

4 BOARD MEMBER WOHLERS: So moved.

5 BOARD MEMBER HIRABAYASHI: Second.

6 THE CHAIRMAN: Okay. We have a motion and
7 a second.

8 Any last questions or comments on the
9 resolution?

10 BOARD MEMBER BAILEY: I had one
11 suggestion, and I mentioned it to Mr. Parola
12 and -- and chatted about it a little bit with
13 Mr. Diebenow.

14 If we are attempting to sync the marina
15 support building lease and the marina
16 management agreement, I would suggest that we
17 amend the term of the marina management
18 agreement to a 10-year term with two 5-year
19 extensions at the manager's discretion instead
20 of a single 10-year, and that is simply to
21 mirror the terms of the marina support building
22 lease.

23 The net effect to the tenant and operator
24 would be zero, but I think it would eliminate
25 the possibility for a potential disconnect at

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 to the submerged land lease rather than the
2 marina services building.

3 Again, just our thought.

4 THE CHAIRMAN: Okay. Thank you.

5 Any comments from staff on the management
6 or the switch here, potential?

7 MR. PAROLA: To the Chair, then maybe
8 there was a fundamental misunderstanding on our
9 end. We were operating under the assumption
10 that the submerged land lease was five years,
11 which I think is typical, but -- I don't know
12 if Mr. Joseph wants to talk about it.

13 I mean, I think we really believe that if
14 there's a 10-year submerged land lease, then
15 the operating agreement should mirror the term
16 of the submerged land lease, so --

17 I think at this point, we are totally fine
18 with it the way -- the way it's structured and
19 taking Mr. Diebenow at his word.

20 THE CHAIRMAN: Okay. Mr. Joseph, do you
21 have anything to add to that?

22 (Mr. Joseph approaches the podium.)

23 MR. JOSEPH: Daryl Joseph, Parks
24 Department again.

25 So, typically, our terms for submerged

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 land leases are 5 years. But if there's a
2 different term -- the way we have it written,
3 I'm fine with keeping it that way, but
4 typically the ones that we've seen are in
5 5-year terms.

6 (Mr. Frick approaches the podium.)
7 THE CHAIRMAN: Okay. Mr. Frick, welcome.

8 MR. FRICK: Drew Frick with the Jaguars,
9 Iguana.

10 Thank you all, and also a big thanks to
11 Guy. We've been working on this for a long
12 time here, and through the transition, so a big
13 thanks to Mr. Parola for helping us get it
14 through.

15 On the submerged land lease, we are
16 seeking a 10-year lease from the State. They
17 do that in the State. It's easier for the
18 City. We have to go back less, and so this is
19 obviously an agreement between the City and the
20 State. And they do normally have 5 years, but
21 there's the ability to go to 10, so we are
22 seeking a 10-year submerged land lease.

23 All that being said, you can break them
24 up, if that's the desire, and we can do 5 and
25 5, but the biggest thing is that first 10 years

Phang M. Tropic, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 to approve 2025-08-08.

2 Ms. Bailey, how do you vote?

3 BOARD MEMBER BAILEY: In favor.

4 THE CHAIRMAN: Mr. Wohlers.

5 BOARD MEMBER WOHLERS: In favor.

6 THE CHAIRMAN: Ms. Fetner.

7 BOARD MEMBER FETNER: In favor.

8 THE CHAIRMAN: Mr. Heavener.

9 BOARD MEMBER HEAVENER: In favor.

10 THE CHAIRMAN: Mr. Hooper.

11 BOARD MEMBER HOOPER: In favor.

12 THE CHAIRMAN: Mr. Hirabayashi.

13 BOARD MEMBER HIRABAYASHI: In favor.

14 THE CHAIRMAN: Ms. Caffey.

15 BOARD MEMBER CAFFEY: In favor.

16 THE CHAIRMAN: Mr. Lee.

17 BOARD MEMBER LEE: In favor.

18 THE CHAIRMAN: And I, too, am in favor.

19 So Resolution 2025-08-08 passes unanimously,
20 and I appreciate -- and the board appreciates
21 everyone's work, and looking forward to the
22 continuation of the development and growth of
23 this project.

24 Thank you very much.

25 Okay. That concludes item 3 of our

Phang M. Tropic, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 lining up with the submerged land lease that's
2 coming through now and the tenant that's going
3 into the marina support building.

4 So that was the reason for the 10 years
5 and the rolling 10 years on the management
6 agreement was the submerged land lease.

7 THE CHAIRMAN: Okay. Any questions for
8 Mr. Frick?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRMAN: Thank you, Drew.

11 I'll leave it to you, Ms. Bailey, how you
12 want to handle your particular issue.

13 BOARD MEMBER BAILEY: I guess my primary
14 concern is just avoiding a potential
15 disconnect. If we're fairly confident, which
16 it sounds like we are, that the land lease --
17 the submerged land lease will be a 10-year with
18 10-year extensions, to be clear, then I am
19 comfortable withdrawing that proposed
20 amendment.

21 THE CHAIRMAN: Okay. Any other questions
22 or comments? We do have a motion and a second.

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: All right. Seeing none,
25 we'll go around. We have a motion and a second

Phang M. Tropic, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 agenda, the Community Redevelopment Agency
2 portion of the meeting.

3 (The proceedings were concluded at
4 2:40 p.m.)

5 - - -

Phang M. Tropic, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4 COUNTY OF DUVAL)

5
6
7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12
13
14
15 DATED this 3rd day of September 2025.

16
17 _____
18 Diane M. Tropia
19 Florida Professional Reporter

20
21
22
23
24
25

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

\$	<p>303 [2] - 1:8, 4:12 30th [1] - 27:25 3C [1] - 14:13 3D [1] - 16:6 3rd [1] - 41:15</p>	<p>6:13, 6:16 add [4] - 6:24, 20:3, 20:4, 36:21 additional [5] - 13:8, 23:5, 24:4, 24:5, 27:23 address [3] - 5:5, 5:7, 25:11 addressing [1] - 18:4 adjacent [1] - 17:19 administer [1] - 35:22 Administrative [1] - 1:21 advancing [1] - 11:13 advocating [1] - 11:8 affected [1] - 24:13 African [1] - 8:11 African-American [1] - 8:11 afternoon [4] - 2:3, 2:11, 4:6, 31:10 Agency [3] - 13:12, 13:20, 40:1 agency [1] - 14:11 AGENCY [1] - 1:2 agenda [10] - 5:10, 9:3, 10:16, 13:11, 14:13, 14:16, 14:18, 14:22, 15:25, 40:1 ago [1] - 19:14 agree [1] - 31:24 agreed [1] - 28:19 agreement [21] - 9:7, 9:8, 9:10, 18:6, 18:18, 30:8, 31:1, 32:3, 32:14, 32:16, 32:24, 33:6, 33:7, 34:16, 34:18, 35:14, 36:15, 37:19, 38:6 agreements [2] - 9:4, 16:13 almost [2] - 21:25, 27:4 ALSO [1] - 1:18 Amaro [1] - 11:17 amend [2] - 11:2, 34:17 amendment [2] - 9:5, 38:20 amendments [2] - 16:7, 18:23 American [3] - 8:11, 8:15, 9:15 Americans [1] - 9:20 amount [2] - 22:21, 22:24 Andrew [1] - 3:12 announcement [1] - 3:17 Announcement [1] -</p>	<p>4:5 answer [1] - 33:20 anticipate [4] - 19:19, 22:13, 22:14, 27:24 anticipated [1] - 22:17 anyway [1] - 12:20 apologies [2] - 4:8, 4:19 appear [1] - 34:1 applicant [1] - 22:11 applied [1] - 8:14 appraiser's [1] - 22:15 appreciate [5] - 4:23, 16:1, 31:7, 32:9, 39:20 appreciates [1] - 39:20 approach [1] - 19:4 approaches [9] - 5:3, 7:24, 10:20, 21:19, 31:9, 33:17, 35:7, 36:22, 37:6 approve [6] - 13:21, 13:22, 14:21, 14:23, 15:8, 39:1 approved [3] - 14:12, 15:25, 16:14 approximate [1] - 22:14 area [7] - 5:8, 5:13, 12:5, 18:4, 21:10, 31:18, 31:20 arguably [1] - 18:3 Article [1] - 8:6 aside [1] - 9:24 aspect [1] - 32:5 assets [1] - 19:15 Assistant [1] - 1:21 assuming [2] - 20:9, 21:17 assumption [1] - 36:9 attempting [1] - 34:14 attendance [1] - 3:18 attending [1] - 4:7 attention [1] - 5:16 audience [1] - 29:15 Audience [3] - 5:3, 7:24, 10:20 AUDIENCE [3] - 5:6, 7:25, 10:21 audio [1] - 4:15 August [4] - 1:6, 2:1, 2:5, 25:24 Authority [2] - 2:6, 12:4 authorized [1] - 41:8 Ava [6] - 3:13, 3:15, 4:1, 4:21, 4:25, 13:7 AVA [1] - 1:21 available [2] - 20:24,</p>	<p>31:2 avoiding [1] - 38:14 awareness [1] - 22:9 aye [2] - 14:5, 14:6</p>
1	4	B		
<p>1 [4] - 8:6, 21:10, 21:16, 30:1 1.2 [1] - 12:1 10 [6] - 28:15, 29:3, 37:21, 37:25, 38:4, 38:5 10-year [11] - 29:2, 34:18, 34:20, 35:16, 35:17, 35:20, 36:14, 37:16, 37:22, 38:17, 38:18 12 [1] - 12:24 1200 [1] - 21:21 134059-0000 [1] - 11:17 137044-0000 [1] - 11:17 15 [2] - 29:12, 29:22 158833-0000 [1] - 11:16 16th [2] - 13:19, 14:10 18 [2] - 12:2, 27:23</p>	<p>4 [2] - 10:24, 24:17</p>	<p>baby [1] - 12:12 background [1] - 26:7 backwards [1] - 23:1 Bailey [5] - 2:17, 15:22, 28:5, 38:11, 39:2 BAILEY [8] - 1:16, 2:17, 15:23, 26:4, 28:6, 34:10, 38:13, 39:3 Ball [1] - 12:2 barley [1] - 9:21 base [1] - 29:25 based [2] - 8:7, 24:19 bathrooms [3] - 7:4, 7:7, 17:21 Bay [4] - 19:13, 19:16, 19:17, 19:21 became [1] - 23:5 become [1] - 17:6 becomes [1] - 22:19 begin [1] - 4:24 beginning [1] - 26:20 behalf [1] - 21:21 behind [4] - 6:10, 23:8, 26:8, 35:12 benefit [2] - 9:6, 11:18 benefits [2] - 22:18, 24:9 better [1] - 35:21 between [4] - 19:22, 29:22, 32:16, 37:19 beyond [1] - 29:3 big [3] - 32:21, 37:10, 37:12 biggest [1] - 37:25 bike [1] - 6:25 bilateral [1] - 9:10 binding [1] - 9:6 bit [10] - 23:25, 24:23, 25:4, 25:6, 26:6, 26:7, 27:14, 27:23, 34:12 black [1] - 9:20 blends [1] - 24:14 BOARD [49] - 1:3, 1:12, 2:17, 2:19, 2:21, 2:25, 3:2, 3:4, 3:6, 3:8, 13:17, 13:22, 13:23, 14:2, 14:6, 14:8, 14:19, 14:23, 14:24, 15:2, 15:8, 15:11, 15:13,</p>		
5	5			
<p>5 [7] - 24:25, 28:15, 32:14, 37:1, 37:20, 37:24, 37:25 5-year [6] - 28:12, 28:16, 28:18, 34:18, 35:24, 37:5</p>	6			
<p>6 [6] - 20:7, 20:17, 20:20, 20:22, 22:22, 24:25 6,000-square-foot [1] - 17:18</p>	7			
	<p>75 [1] - 22:19</p>			
2	8			
<p>2 [5] - 8:6, 20:24, 21:9, 21:11, 24:17 20 [3] - 1:6, 2:1, 22:20 2023-0819 [1] - 10:24 2025 [5] - 1:6, 2:1, 13:19, 14:10, 41:15 2025-0522 [1] - 11:25 2025-08-08 [4] - 16:7, 34:3, 39:1, 39:19 2026 [3] - 25:20, 25:22, 25:24 2027 [2] - 25:21, 27:25 20th [1] - 2:5 2:00 [2] - 1:7, 2:1 2:01 [1] - 2:6 2:40 [1] - 40:4</p>	8B [1] - 13:14			
3	9			
<p>3 [12] - 10:24, 10:25, 13:11, 19:7, 20:8, 20:10, 20:12, 20:15, 20:23, 24:17, 25:17, 39:25</p>	<p>9 [1] - 19:8</p>			
	A			
	<p>ability [1] - 37:21 able [2] - 4:14, 4:17 access [2] - 4:17, 13:5 accessed [1] - 4:11 accommodate [1] - 4:15 accompanies [1] - 17:22 accomplish [1] - 18:24 achieve [1] - 24:9 acquisition [2] - 11:5, 11:15 actions [1] - 9:2 active [3] - 11:4, 11:24, 12:18 activity [3] - 21:10, 24:7, 24:10 actual [2] - 23:11, 30:2 Adams [3] - 6:12,</p>			

Diagn M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>15:15, 15:17, 15:19, 15:21, 15:23, 21:7, 22:4, 25:14, 26:4, 28:6, 32:7, 33:11, 34:4, 34:5, 34:10, 38:9, 38:13, 38:23, 39:3, 39:5, 39:7, 39:9, 39:11, 39:13, 39:15, 39:17</p> <p>board [19] - 2:17, 2:20, 2:21, 2:23, 3:1, 3:3, 3:5, 3:6, 3:8, 8:1, 12:16, 13:15, 14:17, 16:5, 16:12, 16:13, 16:25, 35:21, 39:20</p> <p>Board [8] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17, 10:25, 12:7</p> <p>boards [1] - 11:9</p> <p>boat [1] - 26:24</p> <p>body [1] - 9:24</p> <p>borne [2] - 8:17, 30:24</p> <p>bottom [3] - 24:8, 24:11, 24:15</p> <p>boulevard [1] - 20:4</p> <p>bounced [1] - 29:14</p> <p>box [1] - 12:22</p> <p>Boylan [1] - 11:16</p> <p>break [1] - 37:23</p> <p>bricks [1] - 10:10</p> <p>bridge [1] - 19:25</p> <p>brief [1] - 16:23</p> <p>bring [1] - 5:15</p> <p>bringing [2] - 6:20, 16:4</p> <p>brings [1] - 21:1</p> <p>broad [1] - 10:12</p> <p>broken [1] - 23:21</p> <p>Brooklyn [1] - 8:19</p> <p>brought [2] - 29:16, 31:22</p> <p>brunt [1] - 8:17</p> <p>bucket [5] - 19:12, 21:1, 25:17, 28:9, 32:13</p> <p>buckets [1] - 19:6</p> <p>budget [1] - 30:13</p> <p>build [1] - 10:13</p> <p>building [22] - 7:1, 12:1, 12:2, 17:10, 17:11, 17:16, 17:18, 18:13, 24:13, 25:21, 25:23, 27:9, 28:10, 30:6, 30:15, 32:23, 33:2, 34:15, 34:21, 35:2, 36:2, 38:3</p> <p>buildings [1] - 19:15</p> <p>built [1] - 8:16</p> <p>bulkhead [1] - 25:22</p> <p>businesses [2] - 6:21,</p>	<p>10:3</p> <p style="text-align: center;">C</p> <p>Caffey [3] - 3:6, 15:10, 39:14</p> <p>CAFFEY [5] - 1:15, 3:6, 13:23, 15:11, 39:15</p> <p>calculated [2] - 21:3, 24:19</p> <p>calculates [1] - 22:17</p> <p>calculation [2] - 23:10, 23:12</p> <p>calculations [1] - 25:1</p> <p>calming [3] - 19:13, 20:6, 20:24</p> <p>Cameron [1] - 3:2</p> <p>CAMERON [1] - 1:16</p> <p>campus [2] - 5:19, 5:22</p> <p>cans [1] - 7:3</p> <p>Capital [1] - 1:20</p> <p>capital [5] - 30:7, 30:12, 30:14, 30:18, 30:22</p> <p>captured [1] - 24:15</p> <p>Carnell [2] - 7:23, 8:2</p> <p>Carrico [1] - 11:18</p> <p>CARRIE [1] - 1:16</p> <p>Carrie [1] - 2:17</p> <p>case [2] - 22:19, 23:18</p> <p>caused [1] - 27:4</p> <p>center [2] - 5:24, 17:12</p> <p>centers [1] - 8:20</p> <p>CEO [3] - 2:16, 11:10, 27:20</p> <p>certainly [1] - 27:12</p> <p>CERTIFICATE [1] - 41:1</p> <p>certify [1] - 41:8</p> <p>chair [1] - 19:10</p> <p>Chair [9] - 1:13, 1:13, 16:18, 21:13, 22:7, 25:16, 26:4, 26:10, 36:7</p> <p>CHAIRMAN [63] - 2:3, 2:23, 3:13, 3:20, 3:24, 4:21, 7:22, 10:18, 13:6, 13:10, 13:18, 13:24, 14:3, 14:7, 14:9, 14:20, 14:25, 15:3, 15:10, 15:12, 15:14, 15:16, 15:18, 15:20, 15:22, 15:24, 16:20, 19:11, 21:4, 22:2, 22:5, 25:12, 25:15, 26:2, 26:12, 26:17, 28:4,</p>	<p>28:7, 31:3, 32:4, 32:8, 32:11, 33:9, 33:12, 33:24, 34:6, 35:5, 35:8, 36:4, 36:20, 37:7, 38:7, 38:10, 38:21, 38:24, 39:4, 39:6, 39:8, 39:10, 39:12, 39:14, 39:16, 39:18</p> <p>Chairman [1] - 35:11</p> <p>changes [1] - 19:6</p> <p>characterized [1] - 9:22</p> <p>chargers [1] - 12:3</p> <p>chatted [1] - 34:12</p> <p>Chief [1] - 1:19</p> <p>circulated [1] - 16:9</p> <p>citizens [1] - 11:19</p> <p>city [1] - 8:16</p> <p>City [15] - 10:23, 10:24, 20:12, 24:8, 24:9, 24:20, 28:13, 29:7, 29:11, 30:12, 30:13, 30:24, 31:11, 37:18, 37:19</p> <p>CITY [1] - 1:1</p> <p>City's [2] - 5:21, 18:7</p> <p>civic [1] - 8:4</p> <p>clarification [1] - 30:25</p> <p>clarifications [1] - 31:7</p> <p>clarifying [1] - 30:6</p> <p>clear [4] - 23:5, 30:9, 38:18</p> <p>coast [1] - 13:2</p> <p>COLIN [1] - 1:19</p> <p>Colin [1] - 2:16</p> <p>comfortable [2] - 6:25, 38:19</p> <p>coming [6] - 6:13, 6:16, 19:25, 27:16, 31:14, 38:2</p> <p>commencing [1] - 1:7</p> <p>comment [1] - 4:2</p> <p>comments [9] - 3:25, 4:24, 13:7, 13:9, 14:1, 16:25, 34:8, 36:5, 38:22</p> <p>commissions [1] - 11:9</p> <p>committee [2] - 14:15, 16:3</p> <p>Commons [2] - 5:9, 5:10</p> <p>communicated [1] - 31:25</p> <p>communities [1] - 8:19</p> <p>Community [4] -</p>	<p>13:12, 13:19, 14:10, 40:1</p> <p>COMMUNITY [1] - 1:2</p> <p>community [5] - 7:8, 7:9, 9:6, 9:8, 9:13</p> <p>compensation [1] - 29:10</p> <p>complete [1] - 41:10</p> <p>completed [2] - 27:17, 28:1</p> <p>completion [4] - 24:5, 25:18, 25:19, 25:21</p> <p>complicated [1] - 27:10</p> <p>concept [1] - 29:16</p> <p>concern [1] - 38:14</p> <p>concluded [1] - 40:3</p> <p>concludes [1] - 39:25</p> <p>concrete [1] - 9:2</p> <p>condos [1] - 17:10</p> <p>conduit [1] - 32:19</p> <p>confident [1] - 38:15</p> <p>conflict [1] - 13:14</p> <p>confusing [1] - 25:9</p> <p>connection [1] - 19:23</p> <p>consent [5] - 14:13, 14:15, 14:18, 14:21, 15:25</p> <p>consider [4] - 5:18, 6:10, 6:11</p> <p>consideration [2] - 29:11, 30:2</p> <p>considerations [1] - 24:6</p> <p>considering [1] - 6:4</p> <p>Constitution [1] - 8:6</p> <p>constitutional [1] - 8:4</p> <p>construction [1] - 27:11</p> <p>consummate [1] - 22:24</p> <p>continuation [1] - 39:22</p> <p>contracting [1] - 9:14</p> <p>contribution [1] - 18:8</p> <p>controlled [1] - 30:12</p> <p>convention [1] - 5:24</p> <p>conversation [5] - 17:15, 26:5, 28:20, 29:18, 32:20</p> <p>conversations [1] - 19:3</p> <p>conversely [1] - 20:22</p> <p>corner [2] - 24:3, 24:11</p> <p>correct [2] - 22:1, 26:17</p> <p>corrections [1] - 34:2</p> <p>corridors [1] - 10:2</p>	<p>cost [10] - 20:7, 22:22, 23:13, 23:14, 24:6, 24:22, 25:3, 27:8, 29:17, 29:23</p> <p>costs [2] - 24:2, 27:5</p> <p>Council [3] - 10:23, 10:24, 24:20</p> <p>Counsel [2] - 1:21, 3:11</p> <p>counties [1] - 12:24</p> <p>County [2] - 11:19, 27:12</p> <p>COUNTY [1] - 41:4</p> <p>countywide [1] - 9:9</p> <p>couple [1] - 5:14</p> <p>course [2] - 17:5, 19:18</p> <p>courthouse [1] - 27:13</p> <p>cover [2] - 21:11, 23:20</p> <p>covering [1] - 33:22</p> <p>CPAC [1] - 10:24</p> <p>CRA [1] - 9:19</p> <p>creates [1] - 30:13</p> <p>creating [1] - 7:19</p> <p>cultural [2] - 8:20, 10:2</p> <p>cumulative [1] - 17:4</p> <p>current [1] - 25:2</p> <p>cycle [1] - 10:5</p> <p style="text-align: center;">D</p> <p>Daryl [3] - 29:15, 31:11, 36:23</p> <p>data [2] - 9:17, 9:18</p> <p>date [2] - 25:19, 27:24</p> <p>DATED [1] - 41:15</p> <p>dates [1] - 25:18</p> <p>deal [1] - 23:23</p> <p>dealing [1] - 3:14</p> <p>decisions [1] - 6:5</p> <p>decline [1] - 10:9</p> <p>dedicated [1] - 10:1</p> <p>dedress [1] - 10:17</p> <p>delay [1] - 27:5</p> <p>delineation [1] - 9:18</p> <p>Department [2] - 32:18, 36:24</p> <p>depth [1] - 27:3</p> <p>derivatives [1] - 19:9</p> <p>descendent [1] - 9:21</p> <p>descendants [3] - 8:15, 8:24, 9:15</p> <p>design [1] - 17:7</p> <p>desire [1] - 37:24</p> <p>detail [2] - 23:5, 23:8</p> <p>detailed [1] - 27:10</p>
---	--	--	--	---

Diana M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0300

MadamCourtReporter.com

<p>developer [1] - 28:13 Development [1] - 1:20 development [12] - 2:14, 9:4, 9:8, 10:9, 17:3, 17:4, 19:14, 23:14, 24:2, 24:7, 24:10, 39:22 Devin [2] - 5:1, 5:6 DIA [14] - 1:19, 1:19, 1:20, 1:20, 2:12, 2:15, 2:16, 9:17, 9:19, 11:2, 11:12, 12:14, 13:5, 20:12 DIA's [1] - 35:22 Diane [3] - 1:9, 41:7, 41:18 DIEBENOW [5] - 21:20, 26:15, 26:18, 33:18, 35:10 Diebenow [10] - 17:24, 21:19, 21:20, 26:11, 33:14, 33:17, 34:13, 35:7, 35:9, 36:19 diet [2] - 6:17, 20:2 different [3] - 11:9, 23:19, 37:2 difficulties [1] - 4:9 direct [4] - 22:22, 23:13, 24:22, 25:3 Director [1] - 1:20 director [3] - 2:13, 17:7, 31:11 disclosures [2] - 13:14, 13:16 disconnect [2] - 34:25, 38:15 discovered [1] - 26:21 discretion [3] - 28:16, 29:4, 34:19 discussion [2] - 29:10, 33:16 disinvestment [1] - 8:17 dismantled [1] - 8:12 displaced [1] - 8:25 displacement [1] - 8:18 distributed [2] - 23:2, 23:7 District [3] - 10:24, 10:25, 11:15 districts [1] - 8:24 divider [1] - 20:1 document [1] - 32:15 documentation [1] - 16:8 documents [2] - 18:2, 18:12</p>	<p>dollars [1] - 30:2 doors [1] - 7:15 down [4] - 3:19, 6:12, 6:24, 35:1 Downtown [2] - 2:5, 12:4 downtown [7] - 2:14, 4:18, 6:16, 6:17, 10:4, 10:13, 13:5 Drew [3] - 33:19, 37:8, 38:10 Drive [1] - 21:21 driver [1] - 26:6 drivers [1] - 26:8 drove [1] - 7:10 Duval [2] - 11:19, 27:12 DUVAL [1] - 41:4</p>	<p>12:7 equally [1] - 8:14 equitably [1] - 8:10 equity [2] - 10:1, 10:17 establish [1] - 8:7 establishes [1] - 30:16 estate [1] - 2:14 event [1] - 20:18 events [5] - 5:24, 7:15, 7:17, 17:13, 29:18 eventually [1] - 6:21 everywhere [1] - 7:12 exact [1] - 27:8 example [1] - 25:2 except [2] - 24:18, 25:1 exclusion [1] - 8:18 Executive [1] - 1:19 exist [1] - 8:9 exists [1] - 12:17 expect [2] - 19:19, 27:16 expectation [1] - 29:22 experiencing [1] - 4:8 explained [1] - 24:23 extending [1] - 29:3 extension [7] - 21:16, 25:19, 25:25, 26:9, 26:14, 27:18, 27:19 extensions [4] - 26:1, 26:3, 34:19, 38:18 extent [3] - 27:1, 27:3, 30:19 extra [1] - 5:23 eyesore [1] - 7:9</p>	<p>fill [1] - 33:15 finally [1] - 32:13 FIND [3] - 11:4, 11:14, 12:23 fine [2] - 36:17, 37:3 finish [1] - 27:14 first [1] - 9:4, 12:19, 13:13, 17:1, 18:5, 19:12, 20:6, 23:20, 26:19, 31:13, 37:25 five [4] - 19:6, 28:11, 36:10 fix [1] - 7:13 flag [1] - 2:7 Florida [6] - 1:9, 1:10, 11:14, 13:3, 41:7, 41:18 FLORIDA [1] - 41:3 focus [1] - 9:11 foregoing [1] - 41:9 Form [1] - 13:14 forth [1] - 20:19 forward [3] - 27:15, 32:3, 39:21 foundation [2] - 9:23, 26:21 four [1] - 19:24 Four [3] - 17:9, 21:25, 26:16 fourth [1] - 28:9 FPR [1] - 1:9 frame [1] - 27:8 frankly [1] - 27:3 FRICK [1] - 37:8 Frick [5] - 33:19, 37:6, 37:7, 37:8, 38:8 friendly [1] - 6:24 front [2] - 20:13, 33:25 full [1] - 5:25 fund [4] - 10:1, 30:12, 30:19, 30:21 fundamental [2] - 22:8, 36:8 funding [1] - 30:17 funds [1] - 9:19</p>	<p>government [1] - 10:7 Grant [6] - 20:13, 20:21, 21:3, 22:20, 22:21, 24:3 grant [1] - 24:5 Grants [1] - 22:9 great [2] - 21:13, 33:22 ground [2] - 10:16, 27:16 group [1] - 14:4 groups [1] - 9:22 growth [1] - 39:22 guaranteeing [1] - 9:14 guess [1] - 38:13 Gullah [1] - 9:12 GUY [1] - 1:19 Guy [8] - 2:15, 16:19, 21:5, 31:13, 31:22, 33:21, 35:5, 37:11 guys [6] - 5:17, 5:21, 6:22, 7:5, 7:8, 7:17 guys' [1] - 5:16</p>
E				
<p>early [1] - 29:17 ears [1] - 25:10 easements [1] - 18:9 easier [1] - 37:17 east [4] - 13:2, 17:2, 17:5, 21:23 easternmost [1] - 21:24 Eastside [1] - 9:9 economic [1] - 8:20 Ed [1] - 12:2 edits [1] - 14:1 educated [1] - 28:22 effect [1] - 34:23 effectively [1] - 22:9 efforts [2] - 11:3, 11:13 electric [1] - 12:3 elements [1] - 20:4 elevated [1] - 14:15 eliminate [1] - 34:24 Elon [3] - 11:20, 12:11, 12:12 employment [1] - 9:14 empty [1] - 6:7 encompasses [1] - 18:7 end [1] - 36:9 ending [1] - 4:16 energizing [1] - 9:12 ensuring [1] - 10:3 entertain [4] - 13:21, 14:21, 16:11, 34:3 entities [3] - 18:16, 18:19, 28:17 entrance [1] - 21:24 environment [1] - 17:25 Environmental [1] -</p>	F			
<p>fairly [1] - 38:15 familiar [1] - 23:23 families [1] - 8:16 far [1] - 31:14 favor [18] - 14:5, 15:11, 15:13, 15:15, 15:17, 15:19, 15:21, 15:23, 15:24, 39:3, 39:5, 39:7, 39:9, 39:11, 39:13, 39:15, 39:17, 39:18 FAYE [1] - 3:12 Faye [1] - 3:12 Fetner [3] - 2:21, 15:18, 39:6 FETNER [5] - 1:14, 2:21, 13:22, 15:19, 39:7 few [1] - 32:2 file [1] - 5:7</p>	G			
		<p>gantry [2] - 26:20, 27:1 gaps [1] - 33:15 gate [1] - 27:5 Geechee [1] - 9:12 general [1] - 19:6 General [2] - 1:21, 3:11 generate [1] - 22:24 given [1] - 30:2 glad [1] - 5:11 govern [1] - 10:8</p>		<p>handed [1] - 23:19 handle [4] - 3:22, 3:23, 27:18, 38:12 handled [1] - 14:14 handout [1] - 33:25 happy [4] - 5:11, 23:17, 25:11, 33:20 hard [1] - 27:7 hear [1] - 5:11 heard [2] - 7:5, 19:2 hearing [1] - 31:8 HEAVENER [5] - 1:13, 2:25, 14:24, 15:17, 39:9 Heavener [4] - 2:25, 15:3, 15:16, 39:8 heirs [1] - 8:22 held [1] - 1:6 hello [2] - 7:25, 10:21 help [2] - 26:13, 28:5 helpful [1] - 23:6 helping [2] - 24:6, 37:13 heritage [1] - 9:25 high [1] - 31:21 higher [3] - 24:21, 24:23, 25:5 highlights [1] - 33:23 HILL [11] - 1:21, 3:16, 3:23, 4:4, 5:1, 5:4, 7:23, 10:14, 10:19, 13:1, 13:8 HIRABAYASHI [6] -</p>

Dianna M. Tropa, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>1:15, 3:4, 15:13, 21:7, 34:5, 39:13 Hirabayashi [3] - 3:5, 15:12, 39:12 hiring [1] - 18:20 historic [1] - 8:11 historical [1] - 10:17 historically [1] - 26:25 hit [1] - 12:21 holds [1] - 20:9 homeowner [2] - 5:8, 5:14 Hooper [3] - 3:2, 15:14, 39:10 HOOPER [4] - 1:16, 3:2, 15:15, 39:11 hoping [1] - 12:14 horn [1] - 15:5 hotel [8] - 17:9, 21:24, 23:21, 24:1, 25:19, 26:15, 30:10, 30:11 house [1] - 17:20 houses [2] - 6:2, 6:10</p>	<p>7:3 Independent [1] - 21:21 individually [1] - 19:3 info [1] - 26:12 information [4] - 23:17, 24:16, 25:9, 33:13 initial [4] - 28:11, 28:14, 29:2, 35:16 Inland [1] - 11:14 inside [3] - 17:19, 18:11, 33:2 insight [1] - 23:25 inspection [1] - 12:1 instead [2] - 27:22, 34:19 institution [1] - 8:9 intern [1] - 3:12 introductions [1] - 2:9 invest [1] - 8:23 investment [1] - 9:25 Investment [2] - 2:5, 12:4 issue [1] - 38:12 issues [1] - 3:14 item [7] - 13:11, 13:13, 14:13, 14:18, 16:6, 32:21, 39:25 items [1] - 14:14 itself [1] - 30:25</p>	<p>July [2] - 13:19, 14:10 June [4] - 25:20, 25:22, 27:25 justice [1] - 10:10</p>	<p>Lee [3] - 3:8, 15:6, 39:16 left [2] - 9:12, 24:3 legislation [2] - 11:24, 12:18 length [1] - 35:13 less [7] - 22:25, 23:8, 25:4, 25:6, 27:23, 37:18 level [3] - 14:15, 16:3, 31:21 Library [2] - 1:8, 4:12 library [1] - 4:18 line [4] - 5:17, 6:20, 32:25, 34:1 lining [1] - 38:1 live [1] - 7:1 located [1] - 27:4 location [1] - 27:2 lock [1] - 7:14 logical [1] - 20:16 look [3] - 6:23, 17:3, 23:19 looking [1] - 39:21 looks [2] - 3:13, 33:12 lost [1] - 10:1</p>	<p>match [1] - 10:8 math [3] - 22:16, 23:1, 23:11 mean [2] - 10:4, 36:13 means [1] - 29:25 measure [1] - 9:19 meeting [9] - 2:5, 4:11, 4:16, 4:17, 7:6, 13:13, 13:20, 14:9, 40:2 MEETING [1] - 1:3 meetings [1] - 32:1 MEMBER [39] - 2:17, 2:19, 2:21, 2:25, 3:2, 3:4, 3:6, 3:8, 5:6, 7:25, 10:21, 13:22, 13:23, 14:23, 14:24, 15:2, 15:8, 15:11, 15:13, 15:15, 15:17, 15:19, 15:21, 15:23, 21:7, 26:4, 28:6, 34:4, 34:5, 34:10, 38:13, 39:3, 39:5, 39:7, 39:9, 39:11, 39:13, 39:15, 39:17 Member [6] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17 member [12] - 2:18, 2:20, 2:22, 2:24, 3:1, 3:3, 3:5, 3:7, 3:9, 5:3, 7:24, 10:20 members [3] - 8:1, 13:15, 14:17 MEMBERS [12] - 1:12, 13:17, 14:2, 14:6, 14:8, 14:19, 22:4, 25:14, 32:7, 33:11, 38:9, 38:23 mentioned [3] - 7:5, 21:9, 34:11 merely [1] - 10:8 Met [2] - 17:6, 30:15 MEZINI [1] - 4:5 MICAH [1] - 1:13 Micah [1] - 2:25 might [1] - 22:16 millage [3] - 24:19, 25:2, 25:7 million [11] - 12:1, 20:7, 20:8, 20:10, 20:12, 20:15, 20:17, 20:20, 20:22, 20:23, 22:22 mine [1] - 25:10 minimum [6] - 22:22, 23:13, 24:2, 24:22, 25:3 minute [1] - 18:13 minutes [4] - 11:1,</p>
<p>I</p>	<p>J</p>	<p>K</p>	<p>M</p>	<p>main [1] - 31:19 maintain [2] - 29:17, 29:24 maintained [2] - 31:20, 31:21 maintaining [1] - 30:3 maintenance [1] - 30:23 manage [1] - 33:7 management [8] - 18:17, 18:21, 32:14, 32:24, 34:16, 34:17, 36:5, 38:5 Manager [2] - 1:19, 1:20 manager's [1] - 34:19 manages [1] - 32:18 marina [33] - 17:4, 17:15, 17:18, 17:19, 17:20, 17:23, 18:13, 18:17, 18:21, 25:22, 25:23, 28:9, 30:6, 30:14, 30:15, 32:14, 32:17, 32:23, 32:24, 32:25, 33:1, 33:2, 33:4, 33:5, 33:7, 34:14, 34:15, 34:17, 34:21, 35:3, 35:18, 36:2, 38:3 market [1] - 12:11 marketing [1] - 12:10</p>
<p>ideas [1] - 29:14 Iguana [14] - 9:5, 16:7, 17:1, 18:15, 18:18, 20:1, 20:19, 21:22, 28:17, 29:16, 29:24, 32:17, 37:9 Iguana's [1] - 18:15 immediately [1] - 27:4 important [4] - 11:6, 17:14, 18:3, 30:5 impression [1] - 31:17 improvements [5] - 28:25, 30:8, 30:14, 30:18, 30:22 Ina [3] - 3:16, 3:21, 4:22 inaudible [1] - 17:6 incentives [2] - 9:20, 23:8 include [1] - 9:6 includes [1] - 13:5 including [1] - 9:5 inconvenience [1] - 4:20 increase [3] - 22:23, 25:3, 27:5 increased [2] - 20:21, 23:12 increasing [1] - 22:21 incur [2] - 29:23, 29:24 indecipherable [4] - 6:1, 9:2, 10:3, 10:6 indecipherable [1] -</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [10] - 1:7, 1:9, 4:12, 8:10, 9:16, 10:23, 11:19, 12:19, 12:21, 31:12 Jacksonville's [1] - 11:4 Jaguars [1] - 37:8 JEA [1] - 12:6 Jefferson [1] - 6:18 Jill [1] - 3:6 JILL [1] - 1:15 job [1] - 33:22 JOHN [2] - 1:15, 1:21 John [4] - 3:4, 3:10, 10:19, 10:22 Johnson [2] - 5:9, 5:10 Joseph [10] - 29:15, 29:21, 31:4, 31:9, 31:11, 32:6, 36:12, 36:20, 36:22, 36:23 JOSEPH [3] - 31:10, 32:10, 36:23 JTA [1] - 12:7</p>	<p>L</p>	<p>land [16] - 11:4, 11:15, 35:15, 35:18, 36:1, 36:10, 36:14, 36:16, 37:1, 37:15, 37:22, 38:1, 38:6, 38:16, 38:17 landed [1] - 30:4 lane [3] - 19:24, 20:2, 20:3 lanes [3] - 6:15, 6:25, 19:24 Large [1] - 1:10 largest [1] - 27:11 last [2] - 7:2, 34:8 lasting [1] - 31:16 launch [1] - 26:24 Laura [2] - 1:8, 4:13 LaVilla [8] - 5:8, 5:16, 6:6, 6:13, 6:20, 6:23, 7:1, 8:19 lawn [2] - 17:13, 29:18 leads [1] - 22:16 lease [25] - 17:16, 18:14, 28:10, 30:6, 32:24, 33:3, 33:4, 33:6, 34:15, 34:22, 35:15, 35:16, 35:18, 36:1, 36:10, 36:14, 36:16, 37:15, 37:16, 37:22, 38:1, 38:6, 38:16, 38:17 leases [1] - 37:1 least [3] - 12:15, 27:12, 32:15 leave [3] - 7:6, 7:17, 38:11 leaving [1] - 7:20 LEE [4] - 1:17, 3:8, 15:8, 39:17</p>	

©Diane M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>11:2, 13:20, 14:9 mirror [2] - 34:21, 36:15 misunderstanding [1] - 36:8 moment [1] - 4:15 Monday [1] - 12:8 money [6] - 9:7, 9:10, 9:11, 20:14, 20:19, 30:19 month [2] - 25:25, 27:19 months [3] - 27:23, 28:2, 32:2 motion [7] - 13:21, 13:24, 14:21, 34:3, 34:6, 38:22, 38:25 move [7] - 3:25, 13:11, 13:18, 13:22, 14:23, 21:5, 25:17 moved [2] - 15:1, 34:4 moving [4] - 14:13, 16:6, 27:15, 32:3 MR [26] - 2:11, 2:13, 2:15, 2:16, 3:10, 3:12, 10:15, 13:2, 16:18, 19:12, 21:12, 21:20, 22:7, 25:16, 26:10, 26:15, 26:18, 28:8, 31:10, 32:10, 32:13, 33:18, 35:10, 36:7, 36:23, 37:8 MR.PAROLA [1] - 16:22 MS [11] - 3:16, 3:23, 4:4, 4:5, 5:1, 5:4, 7:23, 10:14, 10:19, 13:1, 13:8 multipurpose [1] - 18:16 Multipurpose [2] - 1:8, 4:13 Musk [1] - 11:20 must [2] - 10:7, 10:16 mutual [1] - 28:12 mutually [1] - 28:19</p>	<p>neighborhoods [2] - 7:19, 8:11 net [1] - 34:23 never [1] - 8:25 new [1] - 11:10 next [6] - 7:10, 7:23, 20:16, 29:9, 30:5, 32:11 night [1] - 12:8 nine [2] - 19:1, 28:2 none [5] - 13:18, 14:3, 14:20, 32:8, 38:24 Nooney [3] - 10:19, 10:22, 13:6 NOONEY [1] - 13:2 Nooney's [2] - 11:3, 11:13 normally [1] - 37:20 North [2] - 1:8, 4:12 north [1] - 19:17 Notary [1] - 1:10 notes [1] - 41:11 notice [1] - 32:22 number [3] - 16:9, 25:17, 32:13</p>	<p>opportunities [1] - 9:15 opposed [1] - 14:7 option [3] - 7:16, 28:12, 29:13 options [2] - 28:12, 28:16 order [1] - 2:4 ordinance [1] - 11:25 originally [2] - 16:13, 28:3 otherwise [1] - 4:14 outlives [1] - 33:6 overall [2] - 24:14, 27:7 overflowing [1] - 7:12 overview [1] - 16:24 owned [1] - 10:3 owner [1] - 22:11 ownership [1] - 9:14</p>	<p>32:1 PATRICK [1] - 1:13 Patrick [1] - 2:23 pay [2] - 20:8, 20:15 pedestrians [1] - 20:5 people [3] - 6:7, 7:18, 8:9 percent [1] - 22:19 performance [1] - 18:8 period [1] - 22:20 permanent [2] - 7:13, 7:14 permanently [1] - 7:7 person [2] - 4:11, 4:17 perspective [1] - 35:22 phase [3] - 20:6, 21:15 Phase [5] - 20:24, 21:9, 21:10, 21:11, 21:16 Phillips [2] - 5:2, 5:7 place [2] - 8:3, 12:10 places [1] - 6:2 plans [1] - 24:9 pleasantries [1] - 2:8 pocket [1] - 20:10 podium [9] - 5:3, 7:24, 10:20, 21:19, 31:9, 33:17, 35:7, 36:22, 37:6 point [11] - 9:13, 12:9, 17:13, 19:19, 19:23, 29:20, 31:24, 32:2, 35:1, 36:17 points [1] - 31:22 pool [1] - 9:25 population [1] - 8:7 portion [4] - 9:24, 13:13, 14:11, 40:2 position [3] - 29:8, 29:12 possibility [1] - 34:25 possibly [1] - 12:22 potential [6] - 11:4, 11:15, 12:16, 34:25, 36:6, 38:14 preceding [1] - 35:2 prepared [1] - 25:1 PRESENT [2] - 1:12, 1:18 previous [1] - 27:20 previously [1] - 23:4 pride [1] - 10:15 primary [2] - 18:2, 38:13 principle [1] - 8:4 principles [1] - 8:13 problems [1] - 23:15</p>	<p>proceedings [2] - 40:3, 41:9 Proceedings [1] - 1:6 Professional [2] - 41:7, 41:18 project [5] - 18:10, 22:23, 27:6, 27:11, 39:23 projected [1] - 28:3 projects [2] - 11:5, 11:16 Projects [1] - 1:20 prompted [1] - 29:9 properties [1] - 22:18 property [4] - 22:11, 22:15, 24:21 propose [1] - 20:7 proposed [5] - 19:7, 20:2, 24:20, 25:18, 38:19 proposing [1] - 28:24 Protection [1] - 12:7 Public [2] - 1:10, 4:12 public [8] - 3:25, 4:2, 4:18, 4:24, 8:8, 9:19, 13:7, 13:8 Public/Main [1] - 1:7 published [1] - 27:25 pull [1] - 14:17 pulled [1] - 9:11 purpose [1] - 18:16 pushback [1] - 28:21 pushed [1] - 25:24 put [5] - 6:3, 7:14, 12:15, 27:7, 30:11 puts [1] - 20:20 putting [1] - 28:24</p>
<p>N</p> <p>name [6] - 2:12, 5:4, 5:6, 8:2, 8:12, 11:23 nation [1] - 8:17 national [1] - 10:15 Navigation [1] - 11:14 need [6] - 3:20, 3:21, 7:4, 7:15, 29:1, 29:2 needs [2] - 9:11, 30:23 neglected [1] - 8:12 neighborhood [1] - 6:24</p>	<p>O</p> <p>object [1] - 35:24 obviously [3] - 24:21, 33:20, 37:19 OF [4] - 1:1, 41:1, 41:3, 41:4 Office [2] - 1:21, 3:10 office [5] - 17:10, 17:11, 24:13, 25:21, 33:1 Officer [1] - 1:19 Oliver [3] - 7:23, 8:2, 10:18 OLIVER [1] - 10:15 once [2] - 8:20, 29:6 one [16] - 5:9, 5:14, 6:15, 7:5, 12:13, 16:11, 16:12, 17:4, 18:15, 18:19, 25:20, 26:9, 26:13, 28:17, 31:19, 34:10 One [1] - 21:20 one-year [2] - 26:9, 26:13 ones [1] - 37:4 opens [1] - 6:19 operating [2] - 36:9, 36:15 operation [1] - 18:21 Operations [1] - 1:19 operator [5] - 17:20, 18:20, 32:17, 33:5, 34:23</p>	<p>P</p> <p>p.m [4] - 1:7, 2:1, 2:6, 40:4 pace [1] - 35:3 pad [4] - 5:22, 5:23 pads [1] - 6:1 page [1] - 24:12 pages [1] - 19:7 Pages [2] - 24:17, 24:25 paid [1] - 22:10 papers [1] - 10:6 Park [2] - 17:6, 30:15 park [6] - 6:1, 11:23, 17:12, 29:17, 30:3, 31:17 parking [6] - 5:23, 6:2, 6:8, 6:9, 6:14 parks [2] - 17:3, 31:11 Parks [3] - 17:7, 32:17, 36:23 PAROLA [10] - 1:19, 2:15, 16:18, 19:12, 21:12, 25:16, 26:10, 28:8, 32:13, 36:7 Parola [10] - 2:15, 16:20, 21:4, 25:15, 28:7, 31:5, 32:6, 32:12, 34:11, 37:13 part [2] - 21:9, 30:5 particular [4] - 26:9, 32:5, 35:14, 38:12 particularly [1] - 8:10 particulars [1] - 26:11 partnership [1] - 31:14 passes [1] - 39:19 past [3] - 7:10, 21:25,</p>	<p>quality [1] - 28:23 questions [13] - 14:1, 16:12, 21:5, 25:11, 25:12, 26:2, 31:2, 32:5, 33:9, 33:21, 34:8, 38:7, 38:21 quick [2] - 21:5, 21:7</p>	
				<p>Q</p> <p>R</p> <p>race [1] - 6:19 railroad [1] - 26:23 rails [2] - 26:20, 27:1 raised [1] - 20:4 randomly [1] - 7:18 rather [1] - 36:1 rationale [1] - 35:23 RDA [1] - 27:21 reaching [1] - 9:20 ready [1] - 4:1</p>

©Diana M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>real [3] - 2:14, 12:10, 12:17 realization [2] - 29:6, 29:7 realize [1] - 28:22 really [2] - 32:16, 36:13 reason [3] - 14:17, 35:2, 38:4 reasonable [1] - 29:21 rebuild [1] - 10:1 recap [1] - 31:13 receptacles [1] - 7:4 recognizing [2] - 11:3, 11:13 recommend [1] - 9:1 reconsider [2] - 7:8, 7:16 record [3] - 5:5, 8:3, 41:10 recoup [2] - 20:14, 28:25 Recreation [1] - 17:8 red [1] - 34:1 redevelop [2] - 19:20, 19:21 Redevelopment [4] - 13:12, 13:19, 14:11, 40:1 REDEVELOPMENT [1] - 1:2 redevelopment [7] - 8:13, 8:21, 18:5, 18:6, 30:8, 31:1 reduced [2] - 24:19, 25:7 reduction [2] - 20:3 reflect [1] - 11:2 reimbursed [2] - 20:11, 22:25 reimbursement [1] - 22:10 reiterate [1] - 11:7 relatively [1] - 19:5 relevant [1] - 29:19 remains [2] - 25:22, 30:9 removal [1] - 10:5 renewal [1] - 10:4 renewals [1] - 35:17 rent [2] - 29:25, 30:1 repeated [1] - 24:17 report [2] - 13:16, 41:9 REPORTER [1] - 41:1 Reporter [2] - 41:8, 41:18 reports [1] - 9:18 representation [1] - 8:7 request [1] - 26:8</p>	<p>requested [1] - 28:14 requesting [1] - 32:22 require [1] - 24:21 required [1] - 9:17 requires [1] - 10:9 Resilient [1] - 12:21 Resolution [3] - 10:23, 34:2, 39:19 resolution [5] - 11:3, 11:12, 12:15, 16:6, 34:9 resolve [1] - 4:10 response [11] - 13:17, 14:2, 14:8, 14:19, 22:4, 25:14, 32:7, 33:11, 35:6, 38:9, 38:23 responsibility [2] - 8:5, 18:20 responsible [2] - 30:7, 30:17 rest [1] - 19:7 restaurant [2] - 17:23, 28:23 restaurants [1] - 8:23 restitution [1] - 10:11 restore [1] - 10:2 return [1] - 8:25 REV [7] - 20:13, 20:21, 21:2, 22:9, 22:20, 22:21, 24:3 rightful [1] - 8:22 rights [1] - 10:7 rise [1] - 8:3 river [1] - 17:11 Riverwalk [1] - 25:23 road [3] - 6:17, 20:2, 35:1 ROI [3] - 23:10, 24:11, 24:14 rolling [1] - 38:5 Room [2] - 1:8, 4:13 rooms [1] - 30:11 runway [1] - 29:5</p>	<p>13:23, 13:25, 14:24, 19:14, 21:1, 24:12, 34:5, 34:7, 38:22, 38:25 seconded [1] - 15:4 Secretary [1] - 1:14 Section [2] - 8:6, 24:17 section [1] - 13:14 sections [1] - 23:22 secure [1] - 10:7 see [7] - 5:11, 8:25, 23:16, 24:1, 24:3, 24:4, 27:15 seeing [5] - 13:18, 14:3, 14:20, 32:8, 38:24 seeking [3] - 11:12, 37:16, 37:22 segue [1] - 16:24 sense [2] - 25:10, 33:8 sent [1] - 23:3 September [1] - 41:15 serve [1] - 8:9 serves [1] - 20:1 services [1] - 36:2 set [1] - 9:24 seven [1] - 14:14 share [2] - 11:21, 31:6 sheet [4] - 23:2, 23:21, 24:24, 27:21 sheets [1] - 23:19 Shipyards [1] - 26:25 shirt [2] - 11:11, 11:21 shop [1] - 29:23 show [2] - 12:23, 23:11 shut [1] - 3:18 sic [8] - 7:6, 8:25, 9:21, 9:22, 10:8, 10:10, 10:16, 28:18 sic [1] - 10:17 side [2] - 19:16, 19:17 signify [1] - 14:5 similar [1] - 23:20 simply [1] - 34:20 sincere [1] - 4:8 single [2] - 18:16, 34:20 single-purpose [1] - 18:16 sits [1] - 17:19 six [2] - 19:1, 27:19 six-month [1] - 27:19 size [1] - 17:23 skip [1] - 2:8 slavery [3] - 8:15, 9:16, 9:21 slow [1] - 6:23</p>	<p>slowing [1] - 6:12 sole [1] - 28:16 somewhat [1] - 17:14 Sondra [1] - 2:21 SONDRA [1] - 1:14 sort [6] - 17:4, 19:8, 20:1, 28:17, 29:19, 32:18 sound [1] - 3:16 sounds [1] - 38:16 south [1] - 19:16 space [1] - 31:17 specifically [1] - 20:12 specifics [1] - 19:8 spent [2] - 30:2, 30:13 spoken [1] - 16:9 stadium [1] - 8:24 staff [7] - 2:12, 2:15, 3:12, 16:1, 16:10, 35:22, 36:5 stalls [1] - 7:14 stands [1] - 28:10 start [8] - 2:10, 5:1, 5:16, 6:4, 15:6, 16:16, 16:20, 22:13 started [2] - 17:1, 26:19 starting [1] - 5:12 STATE [1] - 41:3 State [8] - 1:10, 20:9, 20:15, 20:18, 20:22, 37:16, 37:17, 37:20 state [2] - 5:4, 13:3 stays [1] - 9:9 steels [1] - 10:10 stenographic [1] - 41:11 stenographically [1] - 41:9 STEVE [1] - 1:20 Steve [7] - 2:13, 18:25, 21:20, 22:5, 26:12, 33:22, 35:8 straight [1] - 2:9 Street [10] - 1:8, 4:13, 6:12, 6:13, 6:17, 6:18, 19:13, 19:16, 19:17, 19:21 street [2] - 6:14, 6:19 streets [1] - 6:9 stripped [1] - 8:21 structured [2] - 23:24, 36:18 structures [1] - 23:9 students [1] - 6:20 sub [1] - 28:24 sub-tenant [1] - 28:24 subject [1] - 28:20 submerged [13] -</p>	<p>35:15, 35:18, 36:1, 36:10, 36:14, 36:16, 36:25, 37:15, 37:22, 38:1, 38:6, 38:17 submitted [1] - 16:8 successful [2] - 19:5, 29:5 suggest [1] - 34:16 suggested [1] - 35:25 suggestion [2] - 34:11, 35:4 suicide [1] - 19:24 Suite [1] - 21:21 sundries [1] - 17:22 support [13] - 17:16, 17:18, 18:13, 25:23, 28:9, 30:6, 30:15, 32:23, 33:2, 34:15, 34:21, 35:2, 38:3 supporting [1] - 10:2 supposed [1] - 18:23 surcharge [2] - 30:10 switch [1] - 36:6 sync [1] - 34:14</p>
T				
<p>tabletop [1] - 20:5 Talleyrand [2] - 21:18, 22:1 Tarbert [1] - 2:16 TARBERT [2] - 1:19, 2:16 taught [1] - 10:6 tax [1] - 22:17 taxes [3] - 22:10, 22:17, 22:24 technical [3] - 3:14, 4:9, 23:15 temporary [2] - 7:7, 7:16 tenant [8] - 18:14, 18:15, 28:17, 28:24, 28:25, 30:17, 34:23, 38:2 term [9] - 24:23, 27:21, 28:14, 29:2, 34:17, 34:18, 35:16, 36:15, 37:2 terms [11] - 27:8, 28:11, 32:24, 32:25, 33:4, 34:21, 35:14, 35:20, 35:24, 36:25, 37:5 Tesla [1] - 12:12 THE [63] - 2:3, 2:23, 3:13, 3:20, 3:24, 4:21, 7:22, 10:18, 13:6, 13:10, 13:18, 13:24, 14:3, 14:7,</p>				

©Diane M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>14:9, 14:20, 14:25, 15:3, 15:10, 15:12, 15:14, 15:16, 15:18, 15:20, 15:22, 15:24, 16:20, 19:11, 21:4, 22:2, 22:5, 25:12, 25:15, 26:2, 26:12, 26:17, 28:4, 28:7, 31:3, 32:4, 32:8, 32:11, 33:9, 33:12, 33:24, 34:6, 35:5, 35:8, 36:4, 36:20, 37:7, 38:7, 38:10, 38:21, 38:24, 39:4, 39:6, 39:8, 39:10, 39:12, 39:14, 39:16, 39:18</p> <p>themselves [1] - 30:18</p> <p>therefore [1] - 9:1</p> <p>thereof [1] - 19:9</p> <p>they've [1] - 20:8</p> <p>thinking [2] - 35:19, 35:25</p> <p>third [1] - 9:24</p> <p>thoughts [1] - 31:6</p> <p>three [5] - 6:15, 9:2, 11:4, 18:2, 23:19</p> <p>thumbs [1] - 5:19</p> <p>ticket [1] - 32:21</p> <p>tie [1] - 35:25</p> <p>tied [1] - 35:13</p> <p>timing [1] - 26:3</p> <p>today [9] - 2:7, 4:10, 4:23, 8:1, 8:3, 9:6, 11:10, 12:17, 18:4</p> <p>together [3] - 12:15, 31:14, 31:22</p> <p>took [1] - 6:15</p> <p>top [1] - 24:3</p> <p>total [4] - 23:14, 24:2, 24:22, 25:3</p> <p>totally [1] - 36:17</p> <p>towers [1] - 8:23</p> <p>track [1] - 5:12</p> <p>tracks [1] - 26:23</p> <p>trade [1] - 9:10</p> <p>traffic [4] - 19:13, 19:25, 20:6, 20:24</p> <p>transcript [1] - 41:10</p> <p>transition [1] - 37:12</p> <p>transparency [1] - 9:22</p> <p>trash [4] - 7:3, 7:11, 7:12, 7:20</p> <p>travel [1] - 20:3</p> <p>Trevor [1] - 3:8</p> <p>TREVOR [1] - 1:17</p> <p>Tropia [3] - 1:9, 41:7, 41:18</p> <p>true [2] - 10:9, 41:10</p>	<p>trues [2] - 27:22, 30:25</p> <p>truly [1] - 31:19</p> <p>trust [1] - 9:23</p> <p>trying [1] - 18:24</p> <p>twelve [1] - 28:2</p> <p>two [12] - 7:11, 12:6, 18:11, 19:22, 20:18, 23:22, 25:25, 28:15, 28:18, 34:18, 35:17, 35:24</p> <p>two-month [1] - 25:25</p> <p>typical [1] - 36:11</p> <p>typically [2] - 36:25, 37:4</p> <p style="text-align: center;">U</p> <p>UF [1] - 5:18</p> <p>ultimately [1] - 24:11</p> <p>unable [1] - 4:10</p> <p>unanimously [2] - 15:25, 39:19</p> <p>under [3] - 24:17, 35:18, 36:9</p> <p>underneath [1] - 26:21</p> <p>undertake [1] - 20:2</p> <p>underwriting [1] - 22:12</p> <p>unfortunately [2] - 4:9, 23:14</p> <p>up [19] - 5:19, 6:19, 7:1, 10:14, 13:1, 22:6, 23:21, 26:6, 27:22, 29:8, 29:12, 29:16, 30:3, 31:1, 31:6, 32:25, 35:8, 37:24, 38:1</p> <p>urinals [1] - 7:11</p> <p>uses [1] - 26:25</p> <p style="text-align: center;">V</p> <p>valuation [2] - 22:15, 24:22</p> <p>value [2] - 22:14, 29:9</p> <p>vehicle [1] - 12:3</p> <p>version [1] - 24:18</p> <p>via [2] - 4:5, 4:7</p> <p>Vice [1] - 1:13</p> <p>vote [4] - 14:4, 15:7, 15:8, 39:2</p> <p>voting [1] - 13:14</p> <p style="text-align: center;">W</p> <p>walk [1] - 16:16</p> <p>walking [1] - 35:8</p> <p>wants [1] - 36:12</p>	<p>water [1] - 26:24</p> <p>wearing [1] - 11:20</p> <p>Wednesday [1] - 1:6</p> <p>welcome [2] - 11:10, 37:7</p> <p>west [2] - 17:2, 17:5</p> <p>whole [3] - 20:21, 23:23, 31:18</p> <p>width [1] - 20:3</p> <p>WILSON [2] - 1:20, 2:11</p> <p>Wilson [3] - 2:10, 2:12, 11:22</p> <p>wishes [2] - 10:12</p> <p>withdrawing [1] - 38:19</p> <p>WJCT [1] - 21:25</p> <p>Wohlers [4] - 2:19, 14:25, 15:20, 39:4</p> <p>WOHLERS [7] - 1:14, 2:19, 14:23, 15:2, 15:21, 34:4, 39:5</p> <p>word [1] - 36:19</p> <p>words [1] - 25:8</p> <p>world [1] - 12:11</p> <p>worthwhile [1] - 29:1</p> <p>worthy [1] - 10:13</p> <p>wrap [1] - 21:17</p> <p>written [2] - 31:25, 37:2</p> <p style="text-align: center;">Y</p> <p>year [6] - 25:20, 26:9, 26:13, 29:22, 30:1</p> <p>years [12] - 12:6, 22:20, 28:11, 28:15, 29:3, 29:12, 36:10, 37:1, 37:20, 37:25, 38:4, 38:5</p> <p style="text-align: center;">Z</p> <p>zero [1] - 34:24</p> <p>zipper [1] - 19:22</p> <p>Zoom [6] - 3:16, 3:19, 4:5, 4:7, 4:14, 4:16</p>
---	--	---

Diane M. Tropia, Inc.

Post Office Box 2575, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, August 20, 2025,
commencing at 2:40 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:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.
TREVOR LEE, Board Member.

ALSO PRESENT:

COLIN TARBERT, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
SCOTT WILSON, DIA, Capital Projects Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

- - -

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 Glad to be here for my first official
2 board meeting, and I'm going to keep it brief
3 today, but I did want to update the board.
4 Obviously, I'm in my week three now, so I am
5 continuing to meet with all of you. I've had a
6 chance to meet with some of you, others are on
7 the calendar. I've been meeting with Council
8 members and stakeholders, so those
9 conversations have been going really well.

10 And as I said, I think, in my interview,
11 that I'll deliver to the board kind of a 90-day
12 recap of stakeholder insights as we move
13 forward. So I appreciate the warm welcome.
14 We're off to a great start. The team has been
15 fantastic, as you all already know.

16 I do want to update the board on our
17 budget hearing, Finance Committee, on Friday.
18 Thanks to Board Member Fetner for being there
19 to give some support. It went, I thought,
20 fairly well and smooth.

21 We did have -- I want to thank Guy and
22 Steve Kelley, who also presented and answered a
23 number of questions from the committee.

24 There were two amendments to the budget,
25 the DPRP, which I'm still getting down in terms

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 P R O C E E D I N G S
2 August 20, 2025 2:40 p.m.
3 - - -
4 THE CHAIRMAN: We will now move into our
5 Downtown Investment Authority portion, where we
6 have one critically important matter in front
7 of us, the July 16th, 2025, Downtown Investment
8 Authority board meeting minutes.
9 I'll entertain a motion to approve.
10 BOARD MEMBER WOHLERS: Move to approve.
11 BOARD MEMBER HOOPER: Second.
12 THE CHAIRMAN: I have a motion and a
13 second.
14 All those in favor, signify by saying aye.
15 BOARD MEMBERS: Aye.
16 THE CHAIRMAN: Any opposed?
17 BOARD MEMBERS: (No response.)
18 THE CHAIRMAN: And the minutes for
19 July 16th, 2025, pass unanimously.
20 Nothing on the agenda for old or new
21 business, so now we will move to Mr. Tarbert's
22 first CEO informational briefing for the board.
23 Welcome, Mr. Tarbert. We look forward to
24 hearing from you.
25 MR. TARBERT: Great. Thank you,
Mr. Chair.

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 of letters, that's our funding for historic
2 properties and preservation and rehabilitation.
3 There was an amendment to create a specific
4 line item in our budget and funded about
5 \$3-and-a-half million, I think, using the CRA
6 funding for projects. So that was a request of
7 Councilman Joe Carlucci, which we had some
8 insight on beforehand, so we anticipated that
9 one.
10 And then the second amendment that was
11 made, which will come to the board for
12 consideration in terms of reallocation, was --
13 there was \$12 million that had been placed in
14 the budget from the -- General Fund, correct?
15 MR. PAROLA: Through the Chair to the CEO,
16 no, these are the loan repayment funds from
17 Vestcor.
18 MR. TARBERT: Thank you for that
19 clarification. That's why I looked at
20 Mr. Parola.
21 So these funds had been earmarked for
22 incentives for the Riverfront Plaza
23 redevelopment, pad B site, and it was requested
24 that those be moved to unallocated
25 plan-authorized expenditures for the time being

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 and then earmarked. I think there was a --
2 Councilman Salem had just -- didn't want to be
3 presumptive that those funds in that specific
4 amount would be used for that particular
5 incentive.

6 So, again, it really didn't change the
7 status of the approval process. We would have
8 to go to Council anyway for the use of those
9 funds, but it did put it into the Unallocated
10 category of which the board will have to move
11 it to reallocation before the end of the year.

12 Hopefully, I got all of that accurate, but
13 I'll turn to Mr. Parola.

14 MR. PAROLA: (Indicating.)

15 MR. TARBERT: Good.

16 Happy to answer any questions on the
17 budget.

18 THE CHAIRMAN: Any questions for
19 Mr. Tarbert?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: All right.

22 MR. TARBERT: At this point, if it's okay
23 with the Chair, I was going to turn it over to
24 Mr. Kelley to introduce Andrew who has been
25 working on -- with the DIA, and -- over the

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 the DIA, and by year, and by other cuts and
2 measures, and system limitations have really
3 disallowed us to have information of that sort
4 readily available. So Mr. Faye has been
5 working on that through the summer, and he's
6 ready to present those findings for you here
7 today.

8 Mr. Chair, if I might just add on one
9 asterisk to that for the members of the press
10 and the community here. This is not
11 technically an official DIA report, so -- but
12 it's a very well-prepared report. But I just
13 want to make it clear that this is not an
14 official City-produced or DIA-produced report
15 for publication and other purposes.

16 THE CHAIRMAN: Thank you, Mr. Kelley.

17 Mr. Faye.

18 MR. FAYE: Thank you for the introduction,
19 Steve. Thank you to the board for allowing me
20 to present this report.

21 The purpose of this presentation is to
22 provide a detailed overview of the Downtown
23 Investment Authority's activity since 2014,
24 with a focus on development activity funding.

25 The DIA serves a dual purpose for Downtown

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 summer, and kind of wanted to present some of
2 the information that he has put together for
3 us.

4 THE CHAIRMAN: Thank you.

5 Yeah, Mr. Kelley, please. We have --
6 everybody should have a handout in front of
7 them.

8 So, Mr. Kelley, if you will.

9 MR. KELLEY: Thank you, Mr. Chair. Thank
10 you, Mr. Tarbert.

11 So I am happy to reintroduce our summer
12 intern, Andrew Faye, who is a student in
13 Jacksonville University's Public Policy
14 Institute. He was one of my students in public
15 finance, did a fantastic job in that class, and
16 ultimately asked, and was accepted, to be an
17 intern with the City with the DIA.

18 He's been working with us all summer.
19 He's worked on a number of different projects
20 for different members of staff throughout the
21 summer, but one of the overarching projects
22 that he's been working on is a funding activity
23 report. It's not uncommon that we are asked,
24 you know, pretty high level questions about
25 activity that has occurred over the lifespan of

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 Jacksonville. On one hand, it functions as a
2 Community Redevelopment Agency which focuses on
3 revitalizing the downtown area by improving
4 public spaces and infrastructure. On the other
5 hand, it acts as the City's Economic
6 Development Agency, which works to attract
7 private investment and new businesses into the
8 area.

9 It was established with the purpose of
10 driving economic activity within the defined
11 boundaries of the downtown community
12 redevelopment areas and improving the quality
13 of life for downtown residents, workers, and
14 visitors.

15 In its role, the DIA oversees public
16 property and receives development plans from
17 private developers. The DIA's legal authority
18 to fulfill these duties comes from Florida
19 Statutes and the Jacksonville Ordinance Code.

20 The DIA is unique in that -- two primary
21 funding sources. It receives its own revenue
22 through Tax Increment Funds, which come from
23 the ad valorem funds within the redevelopment
24 areas. It also receives funding from the
25 City's General Fund, as may be approved.

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 Within the DIA -- while the DIA board
2 approves redevelopment agreements, those that
3 require General Fund appropriations must be
4 approved by the City Council. The decision of
5 which funding source to utilize is determined
6 by the assigned program negotiated between the
7 DIA and the developer with input from City
8 Council and the administration.

9 The data for this report was compiled from
10 executed DIA resolutions and represents a
11 snapshot in time. Due to the multiyear nature
12 of the development projects, redevelopment
13 agreements are often updated to reflect changes
14 in development plans or development costs.

15 To ensure a clear and consistent picture,
16 this report captures significant changes to a
17 project's RDA, such as a large increase in
18 funding in the most recent year of that
19 approval rather than the original approval
20 year. This approach ensures that the data
21 reflects the DIA's most current activity.

22 The data for this report includes all DIA
23 board-approved funding for development projects
24 since inception but focuses on funding approved
25 between 2019 and 2024. Data for 2025 is

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 Fund comparisons. Therefore, its exclusion
2 allows for an accurate portrayal of typical DIA
3 activity as the terms of this project do not
4 reflect trends evident in all other data.

5 For context, the next largest project,
6 which itself is an outlier, has approved
7 funding that is more than \$100 million less
8 than the Lot J project.

9 Some projects are approved for funding
10 that draws from both the TIF and the General
11 Fund. At times, the summary will mention
12 distinct program approvals to provide a more
13 accurate representation of how funds are used.
14 At other times, it will mention projects in
15 their entirety. When this is the case, the
16 larger amount, whether sourced from the TIF or
17 General Fund, will represent the budget source
18 for the development project that it draws from.
19 This distinction is relevant to the TIF against
20 General Fund graphs and figures later in this
21 report.

22 This presentation aims to demonstrate the
23 DIA approvals by funding source, whether
24 through the TIF or the General Fund; provide
25 clarity around the nature of the DIA program

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 incomplete, and the years prior to 2019 do not
2 accurately reflect the priorities of the DIA
3 under its most tenured and recent leadership.

4 The development agreement data is included
5 regardless of whether the development projects
6 went forward and received funding or never got
7 off the ground to paint a clear picture of the
8 DIA's activity levels. This approach is
9 intended to show the full scope of the DIA's
10 efforts and a level of activity it undertakes
11 regardless of a project's final outcome.

12 However, the one major project, the Lot J
13 development project approved in 2021, has been
14 excluded from the analysis. The Lot J project,
15 which never progressed to development,
16 originated as a City-negotiated deal and was
17 reviewed and approved by the DIA according to
18 standard procedures at the request of City
19 Council. It is an extreme outlier because its
20 terms and approximately 205.2 million in
21 incentives, loans, grants, and land, mostly
22 from the General Fund, were not within the
23 DIA's normal programs or incentives. Including
24 this project would severely skew multiple data
25 points, such as yearly averages and TIF/General

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 for smaller projects, less than 2 million; and
2 commitments for larger projects, 2 million or
3 greater in commitments; and identify which
4 programs are the most utilized.

5 Since its inception in 2014, the DIA has
6 approved a total of 878.9 million in potential
7 funding for development projects. These
8 approvals represent 112 distinct projects and
9 involve 167 separate programs or incentives.

10 The key takeaway from the overall totals
11 is the breakdown of the funding sources. The
12 majority of approved funding, 567.9 million,
13 come from TIF funds, while 310.9 was from the
14 General Fund.

15 The chart on this slide provides a visual
16 overview of these funding levels by fiscal
17 year, clearly showing the fluctuation in the
18 amount of approved funding and the number of
19 projects per year.

20 The trends in approved funding demonstrate
21 the dynamic nature of DIA activity. For
22 instance, the period from 2014 to 2018 saw the
23 approval of 134.9 million in funding across 33
24 projects. In contrast, a challenging period
25 during 2019 and 2020 saw a combined total of

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 only \$34.5 million for seven projects,
2 reflecting the economic impacts of the COVID-19
3 pandemic. This was followed by a major
4 increase in 2021 where the DIA approved
5 \$286.3 million.

6 It's worth noting that six large-scale
7 projects accounted for over 93 percent of that
8 year's approved funding. And the most recent
9 full fiscal year, 2024, the DIA approved
10 183.3 million across 25 projects.

11 This slide highlights a critical metric,
12 the leverage of DIA's public funding. The
13 ratio of approved funding to total capital
14 investment demonstrates how effective the DIA
15 is at using public money to attract a much
16 larger amount of public investment. A high
17 ratio indicates that a small amount of DIA
18 funding is leveraging a large amount of private
19 capital.

20 The data shows that DIA funding is
21 consistently leveraged four to six times. For
22 example, in fiscal year 2020, the approved
23 \$3.5 million in funding, which leveraged a
24 significant \$31.9 million in private
25 investment, resulted in a strong multiplier of

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 Program, DPRP; and completion grants were the
2 most common funding mechanisms. Among these,
3 REV Grants are particularly prominent as they
4 are impactful drivers of economic activity
5 within downtown.

6 Since 20-- between 2019 and 2024, REV
7 Grant approvals accounted for 84.1 percent of
8 all TIF-funded approvals within that same time
9 frame. A majority of all approved projects
10 within the REV silo are tied to ten development
11 projects, as shown on the screen.

12 In summary, this presentation demonstrates
13 that the DIA is a highly active organization,
14 having approved nearly \$879 million in
15 potential funding since its inception. This
16 activity is a powerful tool for economic
17 development as DIA funding effectively
18 leverages substantial private investment with a
19 consistent multiplier of four to six times.
20 The data also shows that the DIA primarily
21 relies on TIF funds to approve most projects.

22 Finally, the DIA's activity is dynamic,
23 with approved funding and project counts
24 fluctuating based on the economic environment
25 and scale of the development projects being

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 \$9.26. In fiscal year 2021, a year with a
2 higher volume of large-scale projects, the
3 multiplier was only \$3.67.

4 The breakdown of funding sources reveals a
5 clear trend in how the DIA operates. Since
6 2019, the DIA has approved more TIF funds than
7 General Funds in four of the six years
8 examined. The average TIF commitment from 2019
9 to 2024 was \$72.7 million compared to an
10 average of only \$49.5 million from the General
11 Fund. This data confirms that the DIA relies
12 heavily on its TIF budget to drive development
13 activity.

14 The increased use of General Fund dollars
15 in 2021 was maybe due to the negative effects
16 of the COVID-19 pandemic. In 2021, there was a
17 close to even split between General Fund and
18 TIF-funded commitments and more than two-thirds
19 of the General Fund commitments were committed
20 to the Iguana hotel development.

21 This slide shows which of the DIA's
22 programs have been the most utilized from 2019
23 to 2024. The data points -- the data point to
24 Recapture Enhanced Value Grants, REV Grants;
25 the Downtown Preservation and Revitalization

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 pursued.

2 Thank you for your time. I'm open to
3 questions.

4 THE CHAIRMAN: Thank you, Andrew. That's
5 a lot of information.

6 Any questions for Mr. Faye from the board?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Steve, do you have any
9 elaboration?

10 First, I'm impressed that a public finance
11 student would continue to spend time with his
12 public finance instructor, but that's just me.

13 MR. KELLEY: That is an awful lot of
14 information here. I'm very impressed with the
15 work Mr. Faye did, putting into this, and his
16 presentation of the findings here for you
17 today.

18 I hope that you found it enlightening and
19 helpful to kind of see the changes that have
20 occurred in the DIA over this period of time.

21 And as is Mr. Faye, I'm here to also
22 address any questions.

23 THE CHAIRMAN: Yeah, I'm happy to open it
24 up if anybody has any questions.

25 I will say that this is enlightening and

Phang M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 maybe would be useful for some others to see,
2 you know, as this agency continues to be looked
3 at in its performance and -- and successes, so
4 I find it -- you know, while it's not an
5 official document, there's some very
6 enlightening information here, and I really
7 appreciate it.

8 Any comments or questions from the board?
9 Mr. Hooper.

10 BOARD MEMBER HOOPER: Yeah, so I think
11 this is great work, Andrew, and to your team.
12 I think it's -- this is great information
13 because now we can look back and we can -- we
14 can really, truly assess our performance. And
15 I think -- like, the pie chart here on Page 6
16 is pretty telling. Thank goodness a lot of
17 that is REV Grants, based on that.

18 But I'd love to hear, Mr. Kelley, what you
19 thought -- with this data, what does it show
20 you as, like, what our next ten years needs to
21 be? Where is that data pointing at that we're
22 not doing a proper enough job? Where is it
23 pointing to that we're doing a good job?

24 Like, that's what I really like, looking
25 at this data because, I see, you know, really

©Danz M. Tropia . Inc.
Post Office Box 2573, Jacksonville . FL 32205
(904) 821-0500
MadamCourtReporter .com

1 we had a lot of momentum coming into 2019 and
2 the first part of 2020, when the pandemic hit,
3 and so we took that time to create some new
4 programs, including the DPRP and others. And,
5 of course, the development community did their
6 part by continuing to bring us new deals.

7 Unfortunately, those began really the
8 start of a lot of completion grants simply
9 because the higher cost associated with that
10 development activity, in addition to some
11 higher operating costs, compressed NOIs, to the
12 point that there just wasn't sufficient return
13 on projects to benefit sufficiently by a REV
14 Grant to move forward with development. So we
15 ran into a lot of that, and it's -- it's still
16 continuing today. We've seen that continued
17 today.

18 And so I guess, to answer your question as
19 succinctly as possible, if it's not too late,
20 is, you know, we're hoping to move back to a
21 point where -- I mean, we've heard it loud and
22 clear from the City Council, we've heard it
23 loud and clear from the administration, that we
24 cannot -- we, collectively, the City of
25 Jacksonville cannot continuously provide big

©Danz M. Tropia . Inc.
Post Office Box 2573, Jacksonville . FL 32205
(904) 821-0500
MadamCourtReporter .com

1 busted up -- some busted projects with big
2 allocations, but, granted, we don't have to
3 dish that money out because it's REV Grants,
4 so ...

5 MR. KELLEY: Through the Chair to
6 Mr. Hooper, yeah, that's really an excellent
7 question because that's really one of the
8 overarching purposes and hopeful outcomes from
9 this is to try to gain a collective
10 enlightenment, for lack of a better word,
11 really about what kind of activity this body
12 and its predecessors has undertaken to try to
13 achieve those goals as outlined by Mr. Faye
14 to -- to really spur economic development and
15 improve the quality of life of, you know,
16 visitors and residents and employees of
17 downtown.

18 So, you know, historically, the REV Grant
19 clearly has been the primary tool that has been
20 used by the DIA in those efforts, as Andrew
21 pointed out. And on the heels of the pandemic,
22 there were so many factors that changed, right?
23 Work from home, not the least of which
24 inflation, supply chain disruptions, just so
25 many economic factors that were impacted. And

©Danz M. Tropia . Inc.
Post Office Box 2573, Jacksonville . FL 32205
(904) 821-0500
MadamCourtReporter .com

1 REV -- I'm sorry, big completion grants or
2 completion grants in all the deals that move
3 forward. So we're hoping to see that the
4 improving economic conditions, improving cost
5 factors, improving rents, lowering costs, all
6 of those things that go into the fundamental
7 financial calculations are improving such that
8 we can move back towards those days when REV
9 Grants dominated the activity that we were
10 working through here as a -- you were working
11 through, and your predecessors, as a board of
12 the DIA.

13 Now, you know, that's for more or less
14 de novo construction, but we also see a lot of
15 improvement in terms of the numbers, both unit
16 count and dollar amounts, relating to Retail
17 Enhancement Program grants, FAB-REP in
18 designated areas, as the board had decided some
19 years ago. And so those targeted efforts are,
20 you know, improving the quality of life of the
21 people on the street. And so continued focus
22 on those and using TIF dollars in that way, I
23 would say, is hand and glove with all of that.

24 But to your point, that's kind of what I
25 see as the overarching takeaway from this work.

©Danz M. Tropia . Inc.
Post Office Box 2573, Jacksonville . FL 32205
(904) 821-0500
MadamCourtReporter .com

1 BOARD MEMBER HOOPER: Thank you.

2 Yeah, and -- and one comment to make too

3 in what you're saying. Like, the smaller

4 projects and everything have really supported,

5 not maybe directly, but indirectly, the larger

6 projects and make things good.

7 I think on Page 3, like, one of the charts

8 I see is that -- it just shows you that you

9 cannot fight the market. We cannot fight the

10 market. And something that I want to urge just

11 the entire board here is that we consistently

12 need to look at deals from the developer's

13 standpoint, if there is achievable benchmarks

14 for them in the project. We need to really

15 underwrite the project in itself and not just

16 look at the return to the City because the

17 return to the City will work out as long as the

18 project is successful. So we just need to

19 consistently look at the foundation of what's

20 going on, and that's the project itself.

21 So I just urge board members and staff and

22 everyone to consistently look at the project.

23 THE CHAIRMAN: Thank you, Mr. Hooper.

24 Anybody else?

25 BOARD MEMBER WOHLERS: Yeah, can I -- real

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 the general inertia from that period, that the

2 work that this board and your predecessors did

3 does bear fruit down the road.

4 I highly encourage you to find a way to

5 get this kind of information out there. I know

6 a lot of people would be very impressed to see

7 it and very impressed by the work that all of

8 y'all have put in.

9 THE CHAIRMAN: Thank you.

10 Anyone else?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Okay. Mr. Tarbert, you're

13 all finished?

14 MR. TARBERT: Yes.

15 THE CHAIRMAN: All right. I have nothing

16 to report.

17 Anything else for the good of the order?

18 MR. TARBERT: Through the Chair, Scott,

19 are you presenting on capital projects?

20 MR. WILSON: I'm happy to do so if they'd

21 like me to, yes, sir.

22 THE CHAIRMAN: Happy to hear from you,

23 Scott.

24 MR. WILSON: Very good. Well, thank you

25 for having me and thank you for recognizing me.

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 quick, Patrick?

2 THE CHAIRMAN: Sure. Of course, Scott.

3 BOARD MEMBER WOHLERS: I just wanted to

4 thank you, Andrew, for the work that you did on

5 this. It's a great presentation and it gives

6 us a lot to think about. So great job and best

7 of luck in your future and the rest of your

8 school.

9 MR. FAYE: Thank you very much.

10 I really couldn't have done it without

11 Steve and everybody else in the office. I kept

12 popping over into their offices and

13 interrupting their day, asking them questions,

14 clarifications, why things work out certain

15 ways, and what kind of effects that has, so I

16 really appreciate everybody's help down at the

17 DIA.

18 THE CHAIRMAN: Mr. Delaney, I saw your

19 hand up.

20 MR. DELANEY: Bill Delaney, Mayor's

21 Office.

22 Yeah, I wanted to add to that. That was

23 some very impressive work, and I think it gives

24 a great picture of the fact that -- even in

25 times that are hard, like we saw with COVID and

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 We have -- if we can go to the list of

2 capital projects that we have in the works

3 right now. And it's on your screen.

4 We'll start with One Riverside. The

5 picture shows that the retail is about

6 80 percent complete. And I learned earlier

7 today that there are some residences that are

8 occupied, so I think that project is coming

9 along pretty good, and that's exciting.

10 We'll then move on to the McCoys Creek

11 Outfall. The McCoys Creek Outfall, you could

12 see the -- the concrete slab at the bottom of

13 creek is going in under Riverside Avenue.

14 From there, we will move on to the next

15 project, which is The Hub. The Hub now has

16 block walls and steel insulation going underway

17 and underground utility work continues, so that

18 project is moving along pretty good.

19 Johnson Commons, they have three buildings

20 they're working on. Building 11, they're

21 completing final touches and final appliances

22 are being dropped. Building 12, the driveways,

23 landscape, carpet, touchups, and they're

24 blowing in the insulation. Building 13,

25 they're completing the drywall, trim, paint,

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 garage doors, tile, cabinets, et cetera.

2 So all three of those buildings are coming

3 along nicely, should come on line soon.

4 Our next project update is Pearl Square.

5 We'll start with N11. N11 has -- they've

6 completed framing up to the seventh floor, and

7 they consider the project officially topped

8 out. Building wrap, waterproofing continue to

9 be installed, and they're on track to be

10 completed by the end of August.

11 Metal framing has been completed for the

12 second floor and first floor. Metal framing is

13 complete -- scheduled to be completed by the

14 first week of September, so that project is

15 moving along nicely.

16 Our next project is Pearl Square, N4. And

17 this project is just getting underway. They

18 began pouring the footings, continue with

19 excavation, working on garage excavation and

20 foundations. So that project is just getting

21 started. Looking forward to more project

22 progress reports on that.

23 The next project I have here is Riverfront

24 Plaza. You can see the picture. It's coming

25 along nicely. Hardscape installation and

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 And if you have any questions, I'm more than

2 glad to try to answer them.

3 THE CHAIRMAN: Thank you, Scott.

4 Please don't ever let me ignore you again.

5 Any questions for Mr. Wilson?

6 Mr. Hooper.

7 BOARD MEMBER HOOPER: Two questions.

8 I'll start with -- the gentleman was -- is

9 in the audience who had talked about Johnson

10 Commons and the issue with parking. And being

11 familiar with Johnson Commons, working on that

12 many years ago, was just curious -- and bring

13 it to the board, is there a way -- because

14 there's a connection with the JTA. I mean, we

15 have that massive parking garage on the

16 Southbank to where maybe we can help with just

17 education or signage or something that --

18 parking is getting that bad and affecting his

19 property and everything around there. I mean,

20 we have unused parking spots in that -- in that

21 parking garage, and a quick connection with the

22 sky run [sic], so ...

23 MR. PAROLA: Through the Chair, I'll take

24 that one. You were kind of reading my mind on

25 that. We do. Water Street garage is an

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 irrigation installation is underway. Hardscape

2 installation on the rooftop is underway. Cafe

3 storefront window insulation is underway.

4 Electrical, HVAC installation, splash pad

5 installation, playground. Substantial

6 completion inspection for the bulkhead

7 replacement is expected soon. So looking

8 forward to that project. We're expecting that

9 to be -- Phase 1 to be completed by the end of

10 November.

11 And now the one we've been talking about

12 earlier, the Four Seasons and the offices.

13 Four Seasons and the residences, we'll start

14 with that. Level 10, concrete slabs completed

15 by 8/4. Level 11, concrete starting in early

16 August. Parking level, rough-in is going on,

17 and parking level masonry walls are under

18 construction.

19 The office building, exterior glazing,

20 installation, building dry-in scheduled for

21 early August of 2025. Permanent building power

22 is active and HVAC is scheduled to be installed

23 mid August. Interior build-outs for levels 1

24 through 4 are progressing.

25 And with that, that completes my report.

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 underutilized garage. We have tons of spaces

2 in there. So as UF gets on line, of course the

3 natural thing to do is to start advertising

4 that garage and driving traffic to it and make

5 it a full 24-hour garage.

6 BOARD MEMBER HOOPER: Great. Thank you.

7 And then the second thing, too, just --

8 not from this report, but indirectly from what

9 we worked on a lot, you know, the months

10 leading up to summer, it's just -- reading in

11 the newspaper, there's a delay on University of

12 Florida starting in there. Is that something

13 from just within the building that they're

14 acquiring there? Is there, like, an issue

15 or -- because it seems like that's been now

16 pushed about a year, or, from what I've read,

17 maybe even more.

18 MR. KELLEY: So if I may address that one.

19 So I think that was actually just a

20 misrepresentation or a mis-reporting of how --

21 the timing of all of that. They're very much

22 on the same schedule as was originally

23 approved.

24 I think they're being held accountable for

25 their aspirations of having classes as early as

Diane M. Tropia, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter .com

1 August of this year. They're very hopeful.
2 And they were, you know, very legitimately
3 trying to make that happen.

4 As I mentioned in the budget hearings last
5 week, the -- the architectural school, the
6 graduate architectural school has been holding
7 classes in downtown for more than a year now.
8 They continue to do so. They were hoping to be
9 able to move those to 801 West Bay as early as
10 August, and then their due diligence really
11 demonstrated that they needed to push that
12 timeline back.

13 The redevelopment agreement requires that
14 they be in by August of next year, so that's
15 the timeline that they're focused on. They're
16 still aspirational. I'm a little hesitant to
17 say this out loud because they might get held
18 accountable for it as well -- a little bit
19 hopeful that they maybe can be there in the
20 spring, but it's -- it's almost certainly going
21 to be August of next year, consistent with what
22 was approved in the redevelopment agreement.

23 BOARD MEMBER HOOPER: Thank you. That's
24 good to hear.

25 THE CHAIRMAN: Anybody else?

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)

6
7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12
13
14
15 DATED this 3rd day of September 2025.

16
17
18 Diane M. Tropa
19 Florida Professional Reporter

20
21
22
23
24
25
Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Well, I have
3 nothing else.

4 Anybody else for the good of the order one
5 last time?

6 (No response.)

7 THE CHAIRMAN: Seeing none, meeting
8 adjourned.

9 Thank you, everybody.

10 (The proceedings were concluded at
11 3:12 p.m.)

12 - - -
13
14
15
16
17
18
19
20
21
22
23
24
25

Diane M. Tropa, Inc.
Post Office Box 2573, Jacksonville, FL 32205
(904) 821-0500
MadamCourtReporter.com

\$	4	adjourned [1] - 30:8 administration [2] - 9:8, 19:23 Administrative [1] - 1:22 advertising [1] - 28:3 affecting [1] - 27:18 Agency [2] - 8:2, 8:6 agency [1] - 17:2 agenda [1] - 2:19 ago [2] - 20:19, 27:12 agreement [3] - 10:4, 29:13, 29:22 agreements [2] - 9:2, 9:13 aims [1] - 11:22 allocations [1] - 18:2 allowing [1] - 7:19 allows [1] - 11:2 almost [1] - 29:20 ALSO [1] - 1:18 amendment [2] - 4:3, 4:10 amendments [1] - 3:24 amount [6] - 5:4, 11:16, 12:18, 13:16, 13:17, 13:18 amounts [1] - 20:16 analysis [1] - 10:14 Andrew [6] - 5:24, 6:12, 16:4, 17:11, 18:20, 22:4 answer [3] - 5:16, 19:18, 27:2 answered [1] - 3:22 anticipated [1] - 4:8 anyway [1] - 5:8 appliances [1] - 24:21 appreciate [3] - 3:13, 17:7, 22:16 approach [2] - 9:20, 10:8 appropriations [1] - 9:3 approval [4] - 5:7, 9:19, 12:23 approvals [5] - 11:12, 11:23, 12:8, 15:7, 15:8 approve [3] - 2:8, 2:9, 15:21 approved [23] - 8:25, 9:4, 9:23, 9:24, 10:13, 10:17, 11:6, 11:9, 12:6, 12:12, 12:18, 12:20, 13:4, 13:8, 13:9, 13:13, 13:22, 14:6, 15:9, 15:14, 15:23, 28:23,	29:22 approves [1] - 9:2 architectural [2] - 29:5, 29:6 area [2] - 8:3, 8:8 areas [3] - 8:12, 8:24, 20:18 aspirational [1] - 29:16 aspirations [1] - 28:25 assess [1] - 17:14 assigned [1] - 9:6 Assistant [1] - 1:22 associated [1] - 19:9 asterisk [1] - 7:9 attract [2] - 8:6, 13:15 audience [1] - 27:9 August [10] - 1:6, 2:1, 25:10, 26:16, 26:21, 26:23, 29:1, 29:10, 29:14, 29:21 Authority [2] - 2:4, 2:7 authority [1] - 8:17 AUTHORITY [1] - 1:2 Authority's [1] - 7:23 authorized [2] - 4:25, 31:8 AVA [1] - 1:22 available [1] - 7:4 Avenue [1] - 24:13 average [2] - 14:8, 14:10 averages [1] - 10:25 awful [1] - 16:13 aye [2] - 2:13, 2:14	BOARD [17] - 1:3, 1:12, 2:9, 2:10, 2:14, 2:16, 5:20, 16:7, 17:10, 21:1, 21:25, 22:3, 23:11, 27:7, 28:6, 29:23, 30:1 board [19] - 2:7, 2:21, 3:2, 3:3, 3:11, 3:16, 4:11, 5:10, 7:19, 9:1, 9:23, 16:6, 17:8, 20:11, 20:18, 21:11, 21:21, 23:2, 27:13 Board [7] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17, 3:18 board-approved [1] - 9:23 body [1] - 18:11 bottom [1] - 24:12 boundaries [1] - 8:11 breakdown [2] - 12:11, 14:4 brief [1] - 3:2 briefing [1] - 2:21 bring [2] - 19:6, 27:12 budget [8] - 3:17, 3:24, 4:4, 4:14, 5:17, 11:17, 14:12, 29:4 build [1] - 26:23 build-outs [1] - 26:23 building [8] - 24:20, 24:22, 24:24, 25:8, 26:19, 26:20, 26:21, 28:13 buildings [2] - 24:19, 25:2 bulkhead [1] - 26:6 business [1] - 2:20 businesses [1] - 8:7 busted [2] - 18:1
1	5	bad [1] - 27:18 BAILEY [1] - 1:16 based [2] - 15:24, 17:17 Bay [1] - 29:9 bear [1] - 23:3 beforehand [1] - 4:8 began [2] - 19:7, 25:18 benchmarks [1] - 21:13 benefit [1] - 19:13 best [1] - 22:6 better [1] - 18:10 between [4] - 9:6, 9:25, 14:17, 15:6 big [3] - 18:1, 19:25, 20:1 bill [1] - 22:20 bit [1] - 29:18 block [1] - 24:16 blowing [1] - 24:24	5	
1 [2] - 26:9, 26:23 10 [1] - 26:14 11 [2] - 24:20, 26:15 112 [1] - 12:8 12 [1] - 24:22 13 [1] - 24:24 134.9 [1] - 12:23 167 [1] - 12:9 16th [2] - 2:6, 2:18 183.3 [1] - 13:10	6		6	
2	7		7	
2 [2] - 12:1, 12:2 20 [3] - 1:6, 2:1, 15:6 2014 [3] - 7:23, 12:5, 12:22 2018 [1] - 12:22 2019 [8] - 9:25, 10:1, 12:25, 14:6, 14:8, 14:22, 15:6, 19:1 2020 [3] - 12:25, 13:22, 19:2 2021 [5] - 10:13, 13:4, 14:1, 14:15, 14:16 2024 [5] - 9:25, 13:9, 14:9, 14:23, 15:6 2025 [7] - 1:6, 2:1, 2:6, 2:18, 9:25, 26:21, 31:15 205.2 [1] - 10:20 24-hour [1] - 28:5 25 [1] - 13:10 286.3 [1] - 13:5 2:40 [2] - 1:7, 2:1	8		8	
3	9		9	
3 [1] - 21:7 3-and-a-half [1] - 4:5 3.5 [1] - 13:23 303 [1] - 1:8 31.9 [1] - 13:24 310.9 [1] - 12:13 33 [1] - 12:23 34.5 [1] - 13:1 3:12 [1] - 30:11 3rd [1] - 31:15	A	able [1] - 29:9 accepted [1] - 6:16 according [1] - 10:17 accountable [2] - 28:24, 29:18 accounted [2] - 13:7, 15:7 accurate [3] - 5:12, 11:2, 11:13 accurately [1] - 10:2 achievable [1] - 21:13 achieve [1] - 18:13 acquiring [1] - 28:14 active [2] - 15:13, 26:22 activity [17] - 6:22, 6:25, 7:23, 7:24, 8:10, 9:21, 10:8, 10:10, 11:3, 12:21, 14:13, 15:4, 15:16, 15:22, 18:11, 19:10, 20:9 acts [1] - 8:5 ad [1] - 8:23 add [2] - 7:8, 22:22 addition [1] - 19:10 address [2] - 16:22, 28:18	9	
	4		4	
	49.5		49.5	
	567.9		567.9	
	6		6	
	6		6	
	72.7		72.7	
	8		8	
	8/4		8/4	
	80		80	
	801		801	
	84.1		84.1	
	878.9		878.9	
	90-day		90-day	
	93		93	

<p>CEO [2] - 2:21, 4:15 certain [1] - 22:14 certainly [1] - 29:20 CERTIFICATE [1] - 31:1 certify [1] - 31:8 cetera [1] - 25:1 chain [1] - 18:24 Chair [10] - 1:13, 1:13, 2:25, 4:15, 5:23, 6:9, 7:8, 18:5, 23:18, 27:23 CHAIRMAN [22] - 2:3, 2:11, 2:15, 2:17, 5:18, 5:21, 6:4, 7:16, 16:4, 16:8, 16:23, 21:23, 22:2, 22:18, 23:9, 23:12, 23:15, 23:22, 27:3, 29:25, 30:2, 30:7 challenging [1] - 12:24 chance [1] - 3:6 change [1] - 5:6 changed [1] - 18:22 changes [3] - 9:13, 9:16, 16:19 chart [2] - 12:15, 17:15 charts [1] - 21:7 Chief [1] - 1:19 City [10] - 6:17, 7:14, 9:4, 9:7, 10:16, 10:18, 19:22, 19:24, 21:16, 21:17 CITY [1] - 1:1 City's [2] - 8:5, 8:25 City-negotiated [1] - 10:16 City-produced [1] - 7:14 clarification [1] - 4:19 clarifications [1] - 22:14 clarity [1] - 11:25 class [1] - 6:15 classes [2] - 28:25, 29:7 clear [6] - 7:13, 9:15, 10:7, 14:5, 19:22, 19:23 clearly [2] - 12:17, 18:19 close [1] - 14:17 Code [1] - 8:19 COLIN [1] - 1:19 collective [1] - 18:9 collectively [1] - 19:24 combined [1] - 12:25 coming [4] - 19:1,</p>	<p>24:8, 25:2, 25:24 commencing [1] - 1:7 comment [1] - 21:2 comments [1] - 17:8 commitment [1] - 14:8 commitments [4] - 12:2, 12:3, 14:18, 14:19 Committed [1] - 14:19 Committee [1] - 3:17 committee [1] - 3:23 common [1] - 15:2 Commons [3] - 24:19, 27:10, 27:11 community [3] - 7:10, 8:11, 19:5 Community [1] - 8:2 compared [1] - 14:9 comparisons [1] - 11:1 compiled [1] - 9:9 complete [3] - 24:6, 25:13, 31:10 completed [6] - 25:6, 25:10, 25:11, 25:13, 26:9, 26:14 completes [1] - 26:25 completing [2] - 24:21, 24:25 completion [5] - 15:1, 19:8, 20:1, 20:2, 26:6 compressed [1] - 19:11 concluded [1] - 30:10 concrete [3] - 24:12, 26:14, 26:15 conditions [1] - 20:4 confirms [1] - 14:11 connection [2] - 27:14, 27:21 consider [1] - 25:7 consideration [1] - 4:12 consistent [3] - 9:15, 15:19, 29:21 consistently [4] - 13:21, 21:11, 21:19, 21:22 construction [2] - 20:14, 26:18 context [1] - 11:5 continue [4] - 16:11, 25:8, 25:18, 29:8 continued [2] - 19:16, 20:21 continues [2] - 17:2, 24:17 continuing [3] - 3:5, 19:6, 19:16</p>	<p>continuously [1] - 19:25 contrast [1] - 12:24 conversations [1] - 3:9 correct [1] - 4:14 cost [2] - 19:9, 20:4 costs [3] - 9:14, 19:11, 20:5 Council [6] - 3:7, 5:8, 9:4, 9:8, 10:19, 19:22 Councilman [2] - 4:7, 5:2 Counsel [1] - 1:21 count [1] - 20:16 counts [1] - 15:23 COUNTY [1] - 31:4 course [3] - 19:5, 22:2, 28:2 COVID [1] - 22:25 COVID-19 [2] - 13:2, 14:16 CRA [1] - 4:5 create [2] - 4:3, 19:3 Creek [2] - 24:10, 24:11 creek [1] - 24:13 critical [1] - 13:11 critically [1] - 2:5 curious [1] - 27:12 current [1] - 9:21 cuts [1] - 7:1</p>	<p>13:14, 15:12 designated [1] - 20:18 detailed [1] - 7:22 determined [1] - 9:5 developer [1] - 9:7 developer's [1] - 21:12 developers [1] - 8:17 Development [2] - 1:20, 8:6 development [21] - 7:24, 8:16, 9:12, 9:14, 9:23, 10:4, 10:5, 10:13, 10:15, 11:18, 12:7, 14:12, 14:20, 15:10, 15:17, 15:25, 18:14, 19:5, 19:10, 19:14 DIA [39] - 1:19, 1:20, 1:20, 1:21, 5:25, 6:17, 7:1, 7:11, 7:14, 7:25, 8:15, 8:20, 9:1, 9:7, 9:10, 9:22, 10:2, 10:17, 11:2, 11:23, 11:25, 12:5, 12:21, 13:4, 13:9, 13:14, 13:17, 13:20, 14:5, 14:6, 14:11, 15:13, 15:17, 15:20, 16:20, 18:20, 20:12, 22:17 DIA's [8] - 8:17, 9:21, 10:8, 10:9, 10:23, 13:12, 14:21, 15:22 DIA-produced [1] - 7:14 Diane [3] - 1:9, 31:7, 31:18 different [2] - 6:19, 6:20 diligence [1] - 29:10 directly [1] - 21:5 Director [1] - 1:20 disallowed [1] - 7:3 dish [1] - 18:3 disruptions [1] - 18:24 distinct [2] - 11:12, 12:8 distinction [1] - 11:19 document [1] - 17:5 dollar [1] - 20:16 dollars [2] - 14:14, 20:22 dominated [1] - 20:9 done [1] - 22:10 doors [1] - 25:1 down [3] - 3:25, 22:16, 23:3 Downtown [5] - 2:4, 2:6, 7:22, 7:25,</p>	<p>14:25 downtown [6] - 8:3, 8:11, 8:13, 15:5, 18:17, 29:7 DOWNTOWN [1] - 1:2 DRPR [3] - 3:25, 15:1, 19:4 draws [2] - 11:10, 11:18 drive [1] - 14:12 drivers [1] - 15:4 driveways [1] - 24:22 driving [2] - 8:10, 28:4 dropped [1] - 24:22 dry [1] - 26:20 dry-in [1] - 26:20 drywall [1] - 24:25 dual [1] - 7:25 due [3] - 9:11, 14:15, 29:10 during [1] - 12:25 duties [1] - 8:18 DUVAL [1] - 31:4 dynamic [2] - 12:21, 15:22</p>
E				
D				
<p>data [15] - 9:9, 9:20, 9:22, 9:25, 10:4, 10:24, 11:4, 13:20, 14:11, 14:23, 15:20, 17:19, 17:21, 17:25 DATED [1] - 31:15 days [1] - 20:8 de [1] - 20:14 deal [1] - 10:16 deals [3] - 19:6, 20:2, 21:12 decided [1] - 20:18 decision [1] - 9:4 defined [1] - 8:10 Delaney [2] - 22:18, 22:20 DELANEY [1] - 22:20 delay [1] - 28:11 deliver [1] - 3:11 demonstrate [2] - 11:22, 12:20 demonstrated [1] - 29:11 demonstrates [2] -</p>				
<p>early [4] - 26:15, 26:21, 28:25, 29:9 earmarked [2] - 4:21, 5:1 Economic [1] - 8:5 economic [8] - 8:10, 13:2, 15:4, 15:16, 15:24, 18:14, 18:25, 20:4 education [1] - 27:17 effective [1] - 13:14 effectively [1] - 15:17 effects [2] - 14:15, 22:15 efforts [3] - 10:10, 18:20, 20:19 elaboration [1] - 16:9 electrical [1] - 26:4 employees [1] - 18:16 encourage [1] - 23:4 end [3] - 5:11, 25:10, 26:9 Enhanced [1] - 14:24 Enhancement [1] - 20:17 enlightening [3] - 16:18, 16:25, 17:6 enlightenment [1] - 18:10 ensure [1] - 9:15 ensures [1] - 9:20 entertain [1] - 2:8</p>				

©Diane M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0300

MadamCourtReporter.com

<p>entire [1] - 21:11 entirety [1] - 11:15 environment [1] - 15:24 established [1] - 8:9 et [1] - 25:1 evident [1] - 11:4 examined [1] - 14:8 example [1] - 13:22 excavation [2] - 25:19 excellent [1] - 18:6 exciting [1] - 24:9 excluded [1] - 10:14 exclusion [1] - 11:1 executed [1] - 9:10 Executive [1] - 1:19 expected [1] - 26:7 expecting [1] - 26:8 expenditures [1] - 4:25 exterior [1] - 26:19 extreme [1] - 10:19</p>	<p>Florida [6] - 1:9, 1:10, 8:18, 28:12, 31:7, 31:18 fluctuating [1] - 15:24 fluctuation [1] - 12:17 focus [2] - 7:24, 20:21 focused [1] - 29:15 focuses [2] - 8:2, 9:24 footings [1] - 13:3 footings [1] - 25:18 foregoing [1] - 31:9 forward [7] - 2:22, 3:13, 10:6, 19:14, 20:3, 25:21, 26:8 foundation [1] - 21:19 foundations [1] - 25:20 four [4] - 13:21, 14:7, 15:19, 26:13 Four [1] - 26:12 FPR [1] - 1:9 frame [1] - 15:9 framing [3] - 25:6, 25:11, 25:12 Friday [1] - 3:17 front [2] - 2:5, 6:6 fruit [1] - 23:3 fulfill [1] - 8:18 full [3] - 10:9, 13:9, 28:5 functions [1] - 8:1 Fund [14] - 4:14, 8:25, 9:3, 10:22, 11:1, 11:11, 11:17, 11:20, 11:24, 12:14, 14:11, 14:14, 14:17, 14:19 fundamental [1] - 20:6 funded [3] - 4:4, 14:18, 15:8 funding [32] - 4:1, 4:6, 6:22, 7:24, 8:21, 8:24, 9:5, 9:18, 9:23, 9:24, 10:6, 11:7, 11:9, 11:23, 12:7, 12:11, 12:12, 12:16, 12:18, 12:20, 12:23, 13:8, 13:12, 13:13, 13:18, 13:20, 13:23, 14:4, 15:2, 15:15, 15:17, 15:23 Funds [2] - 8:22, 14:7 funds [9] - 4:16, 4:21, 5:3, 5:9, 8:23, 11:13, 12:13, 14:6, 15:21 future [1] - 22:7</p>	<p>25:19, 27:15, 27:21, 27:25, 28:1, 28:4, 28:5 general [1] - 23:1 General [15] - 1:21, 4:14, 8:25, 9:3, 10:22, 11:10, 11:17, 11:20, 11:24, 12:14, 14:7, 14:10, 14:14, 14:17, 14:19 gentleman [1] - 27:8 glad [2] - 3:1, 27:2 glazing [1] - 26:19 glove [1] - 20:23 goals [1] - 18:13 goodness [1] - 17:16 graduate [1] - 29:6 Grant [3] - 15:7, 18:18, 19:14 granted [1] - 18:2 grants [6] - 10:21, 15:1, 19:8, 20:1, 20:2, 20:17 Grants [6] - 14:24, 15:3, 17:17, 18:3, 20:9 graphs [1] - 11:20 great [8] - 2:24, 3:14, 17:11, 17:12, 22:5, 22:6, 22:24, 28:6 greater [1] - 12:3 ground [1] - 10:7 guess [1] - 19:18 Guy [1] - 3:21 GUY [1] - 1:20</p>	<p>hesitant [1] - 29:16 high [2] - 6:24, 13:16 higher [3] - 14:2, 19:9, 19:11 highlights [1] - 13:11 highly [2] - 15:13, 23:4 HILL [1] - 1:22 HIRABAYASHI [1] - 1:15 historic [1] - 4:1 historically [1] - 18:18 hit [1] - 19:2 holding [1] - 29:6 home [1] - 18:23 Hooper [4] - 17:9, 18:6, 21:23, 27:6 HOOPER [7] - 1:16, 2:10, 17:10, 21:1, 27:7, 28:6, 29:23 hope [1] - 16:18 hopeful [3] - 18:8, 29:1, 29:19 hopefully [1] - 5:12 hoping [3] - 19:20, 20:3, 29:8 hotel [1] - 14:20 Hub [2] - 24:15 HVAC [2] - 26:4, 26:22</p>	<p>increased [1] - 14:14 Increment [1] - 8:22 indicates [1] - 13:17 Indicating [1] - 5:14 indirectly [2] - 21:5, 28:8 inertia [1] - 23:1 inflation [1] - 18:24 information [7] - 6:2, 7:3, 16:5, 16:14, 17:6, 17:12, 23:5 informational [1] - 2:21 infrastructure [1] - 8:4 input [1] - 9:7 insight [1] - 4:8 insights [1] - 3:12 inspection [1] - 26:6 installation [6] - 25:25, 26:1, 26:2, 26:4, 26:5, 26:20 installed [2] - 25:9, 26:22 instance [1] - 12:22 Institute [1] - 6:14 instructor [1] - 16:12 insulation [3] - 24:16, 24:24, 26:3 intended [1] - 10:9 interior [1] - 26:23 intern [2] - 6:12, 6:17 interrupting [1] - 22:13 interview [1] - 3:10 introduce [1] - 5:24 introduction [1] - 7:18 investment [5] - 8:7, 13:14, 13:16, 13:25, 15:18 Investment [3] - 2:4, 2:6, 7:23 INVESTMENT [1] - 1:2 involve [1] - 12:9 irrigation [1] - 26:1 issue [2] - 27:10, 28:14 item [1] - 4:4 itself [3] - 11:6, 21:15, 21:20</p>	
F		H		I	
<p>FAB [1] - 20:17 FAB-REP [1] - 20:17 fact [1] - 22:24 factors [3] - 18:22, 18:25, 20:5 fairly [1] - 3:20 familiar [1] - 27:11 fantastic [2] - 3:15, 6:15 favor [1] - 2:13 Faye [7] - 6:12, 7:4, 7:17, 16:6, 16:15, 16:21, 18:13 FAYE [2] - 7:18, 22:9 FETNER [1] - 1:14 Fetner [1] - 3:18 fight [2] - 21:9 figures [1] - 11:20 final [3] - 10:11, 24:21 finally [1] - 15:22 finance [3] - 6:15, 16:10, 16:12 Finance [1] - 3:17 financial [1] - 20:7 findings [2] - 7:6, 16:16 finished [1] - 23:13 first [6] - 2:21, 3:1, 16:10, 19:2, 25:12, 25:14 fiscal [4] - 12:16, 13:9, 13:22, 14:1 floor [3] - 25:6, 25:12 FLORIDA [1] - 31:3</p>	<p>gain [1] - 18:9 garage [8] - 25:1,</p>	<p>hand [4] - 8:1, 8:5, 20:23, 22:19 handout [1] - 6:6 happy [5] - 5:16, 6:11, 16:23, 23:20, 23:22 hard [1] - 22:25 hardscape [2] - 25:25, 26:1 hear [3] - 17:18, 23:22, 29:24 heard [2] - 19:21, 19:22 hearing [2] - 2:23, 3:17 hearings [1] - 29:4 HEAVENER [1] - 1:13 heavily [1] - 14:12 heels [1] - 18:21 held [3] - 1:6, 28:24, 29:17 help [2] - 22:16, 27:16 helpful [1] - 16:19</p>	<p>identify [1] - 12:3 ignore [1] - 27:4 Iguana [1] - 14:20 impacted [1] - 18:25 impactful [1] - 15:4 impacts [1] - 13:2 important [1] - 2:5 impressed [4] - 16:10, 16:14, 23:6, 23:7 impressive [1] - 22:23 improve [1] - 18:15 improvement [1] - 20:15 improving [7] - 8:3, 8:12, 20:4, 20:5, 20:7, 20:20 incentive [1] - 5:5 incentives [4] - 4:22, 10:21, 10:23, 12:9 inception [3] - 9:24, 12:5, 15:15 included [1] - 10:4 includes [1] - 9:22 including [2] - 10:23, 19:4 incomplete [1] - 10:1 increase [2] - 9:17, 13:4</p>	<p>intentional [1] - 10:9 interior [1] - 26:23 intern [2] - 6:12, 6:17 interrupting [1] - 22:13 interview [1] - 3:10 introduce [1] - 5:24 introduction [1] - 7:18 investment [5] - 8:7, 13:14, 13:16, 13:25, 15:18 Investment [3] - 2:4, 2:6, 7:23 INVESTMENT [1] - 1:2 involve [1] - 12:9 irrigation [1] - 26:1 issue [2] - 27:10, 28:14 item [1] - 4:4 itself [3] - 11:6, 21:15, 21:20</p>	
G		J		J	
<p>gain [1] - 18:9 garage [8] - 25:1,</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [6] - 1:7, 1:9, 6:13, 8:1, 8:19, 19:25 JILL [1] - 1:15 job [4] - 6:15, 17:22, 17:23, 22:6</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [6] - 1:7, 1:9, 6:13, 8:1, 8:19, 19:25 JILL [1] - 1:15 job [4] - 6:15, 17:22, 17:23, 22:6</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [6] - 1:7, 1:9, 6:13, 8:1, 8:19, 19:25 JILL [1] - 1:15 job [4] - 6:15, 17:22, 17:23, 22:6</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [6] - 1:7, 1:9, 6:13, 8:1, 8:19, 19:25 JILL [1] - 1:15 job [4] - 6:15, 17:22, 17:23, 22:6</p>	

©Diane M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>Joe [1] - 4:7 JOHN [2] - 1:15, 1:21 Johnson [3] - 24:19, 27:9, 27:11 JTA [1] - 27:14 July [2] - 2:6, 2:18</p>	<p>life [3] - 8:13, 18:15, 20:20 lifespan [1] - 6:25 limitations [1] - 7:2 line [3] - 4:4, 25:3, 28:2 list [1] - 24:1 loan [1] - 4:16 loans [1] - 10:21 look [6] - 2:22, 17:13, 21:12, 21:16, 21:19, 21:22 looked [2] - 4:19, 17:2 looking [3] - 17:24, 25:21, 26:7 loud [3] - 19:21, 19:23, 29:17 love [1] - 17:18 lowering [1] - 20:5 luck [1] - 22:7</p>	<p>metal [2] - 25:11, 25:12 metric [1] - 13:11 MICAH [1] - 1:13 mid [1] - 26:23 might [2] - 7:8, 29:17 million [17] - 4:5, 4:13, 10:20, 11:7, 12:1, 12:2, 12:6, 12:12, 12:23, 13:1, 13:5, 13:10, 13:23, 13:24, 14:9, 14:10, 15:14 mind [1] - 27:24 minutes [2] - 2:7, 2:17 mis [1] - 28:20 mis-reporting [1] - 28:20 misrepresentation [1] - 28:20 momentum [1] - 19:1 money [2] - 13:15, 18:3 months [1] - 28:9 most [8] - 9:18, 9:21, 10:3, 12:4, 13:8, 14:22, 15:2, 15:21 mostly [1] - 10:21 motion [2] - 2:8, 2:11 move [12] - 2:3, 2:9, 2:20, 3:12, 5:10, 19:14, 19:20, 20:2, 20:8, 24:10, 24:14, 29:9 moved [1] - 4:24 moving [2] - 24:18, 25:15 MR [17] - 2:24, 4:15, 4:18, 5:15, 5:22, 6:9, 7:18, 16:13, 18:5, 22:9, 22:20, 23:14, 23:18, 23:20, 23:24, 27:23, 28:18 MR.PAROLA [1] - 5:14 multiple [1] - 10:24 multiplier [3] - 13:25, 14:3, 15:19 Multipurpose [1] - 1:8 multiyear [1] - 9:11 must [1] - 9:3</p>	<p>21:14, 21:18 needed [1] - 29:11 needs [1] - 17:20 negative [1] - 14:15 negotiated [2] - 9:6, 10:16 never [2] - 10:6, 10:15 new [4] - 2:19, 8:7, 19:3, 19:6 newspaper [1] - 28:11 next [8] - 11:5, 17:20, 24:14, 25:4, 25:16, 25:23, 29:14, 29:21 nicely [3] - 25:3, 25:15, 25:25 NOIs [1] - 19:11 none [1] - 30:7 normal [1] - 10:23 North [1] - 1:8 Notary [1] - 1:10 notes [1] - 31:11 nothing [3] - 2:19, 23:15, 30:3 noting [1] - 13:6 November [1] - 26:10 novo [1] - 20:14 number [3] - 3:23, 6:19, 12:18 numbers [1] - 20:15</p>	<p>order [2] - 23:17, 30:4 Ordinance [1] - 8:19 organization [1] - 15:13 original [1] - 9:19 originally [1] - 28:22 originated [1] - 10:16 outcome [1] - 10:11 Outcomes [1] - 18:8 Outfall [2] - 24:11 outlier [2] - 10:19, 11:6 outlined [1] - 18:13 outs [1] - 26:23 overall [1] - 12:10 overarching [3] - 6:21, 18:8, 20:25 oversees [1] - 8:15 overview [2] - 7:22, 12:16 own [1] - 8:21</p>	
<p style="text-align: center;">K</p>					
<p>keep [1] - 3:2 KELLEY [5] - 1:20, 6:9, 16:13, 18:5, 28:18 Kelley [6] - 3:22, 5:24, 6:5, 6:8, 7:16, 17:18 kept [1] - 22:11 key [1] - 12:10 kind [8] - 3:11, 6:1, 16:19, 18:11, 20:24, 22:15, 23:5, 27:24 KRECHOWSKI [1] - 1:13</p>					
<p style="text-align: center;">L</p>	<p style="text-align: center;">M</p>			<p style="text-align: center;">P</p>	
<p>lack [1] - 18:10 land [1] - 10:21 landscape [1] - 24:23 Large [1] - 1:10 large [4] - 9:17, 13:6, 13:18, 14:2 large-scale [2] - 13:6, 14:2 larger [4] - 11:16, 12:2, 13:16, 21:5 largest [1] - 11:5 last [2] - 29:4, 30:5 late [1] - 19:19 Laura [1] - 1:8 leadership [1] - 10:3 leading [1] - 28:10 learned [1] - 24:6 least [1] - 18:23 LEE [1] - 1:17 legal [1] - 8:17 legitimately [1] - 29:2 less [3] - 11:7, 12:1, 20:13 letters [1] - 4:1 level [6] - 6:24, 10:10, 26:14, 26:15, 26:16, 26:17 levels [3] - 10:8, 12:16, 26:23 leverage [1] - 13:12 leveraged [2] - 13:21, 13:23 leverages [1] - 15:18 leveraging [1] - 13:18 Library [1] - 1:8</p>	<p>major [2] - 10:12, 13:3 majority [2] - 12:12, 15:9 Manager [2] - 1:20, 1:21 market [2] - 21:9, 21:10 masonry [1] - 26:17 massive [1] - 27:15 matter [1] - 2:5 Mayor's [1] - 22:20 McCoys [2] - 24:10, 24:11 mean [3] - 19:21, 27:14, 27:19 measures [1] - 7:2 mechanisms [1] - 15:2 meet [2] - 3:5, 3:6 meeting [4] - 2:7, 3:2, 3:7, 30:7 MEETING [1] - 1:3 MEMBER [9] - 2:9, 2:10, 17:10, 21:1, 21:25, 22:3, 27:7, 28:6, 29:23 Member [7] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17, 3:18 members [4] - 3:8, 6:20, 7:9, 21:21 MEMBERS [7] - 1:12, 2:14, 2:16, 5:20, 16:7, 23:11, 30:1 mention [2] - 11:11, 11:14 mentioned [1] - 29:4</p>	<p>months [1] - 28:9 most [8] - 9:18, 9:21, 10:3, 12:4, 13:8, 14:22, 15:2, 15:21 mostly [1] - 10:21 motion [2] - 2:8, 2:11 move [12] - 2:3, 2:9, 2:20, 3:12, 5:10, 19:14, 19:20, 20:2, 20:8, 24:10, 24:14, 29:9 moved [1] - 4:24 moving [2] - 24:18, 25:15 MR [17] - 2:24, 4:15, 4:18, 5:15, 5:22, 6:9, 7:18, 16:13, 18:5, 22:9, 22:20, 23:14, 23:18, 23:20, 23:24, 27:23, 28:18 MR.PAROLA [1] - 5:14 multiple [1] - 10:24 multiplier [3] - 13:25, 14:3, 15:19 Multipurpose [1] - 1:8 multiyear [1] - 9:11 must [1] - 9:3</p>	<p style="text-align: center;">N</p> <p>N11 [2] - 25:5 N4 [1] - 25:16 natural [1] - 28:3 nature [3] - 9:11, 11:25, 12:21 nearly [1] - 15:14 need [3] - 21:12, 21:14, 21:18 needed [1] - 29:11 needs [1] - 17:20 negative [1] - 14:15 negotiated [2] - 9:6, 10:16 never [2] - 10:6, 10:15 new [4] - 2:19, 8:7, 19:3, 19:6 newspaper [1] - 28:11 next [8] - 11:5, 17:20, 24:14, 25:4, 25:16, 25:23, 29:14, 29:21 nicely [3] - 25:3, 25:15, 25:25 NOIs [1] - 19:11 none [1] - 30:7 normal [1] - 10:23 North [1] - 1:8 Notary [1] - 1:10 notes [1] - 31:11 nothing [3] - 2:19, 23:15, 30:3 noting [1] - 13:6 November [1] - 26:10 novo [1] - 20:14 number [3] - 3:23, 6:19, 12:18 numbers [1] - 20:15</p>	<p style="text-align: center;">O</p> <p>obviously [1] - 3:4 occupied [1] - 24:8 occurred [2] - 6:25, 16:20 OF [4] - 1:1, 31:1, 31:3, 31:4 office [2] - 22:11, 26:19 Office [2] - 1:21, 22:21 Officer [1] - 1:19 offices [2] - 22:12, 26:12 official [4] - 3:1, 7:11, 7:14, 17:5 officially [1] - 25:7 often [1] - 9:13 old [1] - 2:19 One [1] - 24:4 one [14] - 2:5, 4:9, 6:14, 6:21, 7:8, 8:1, 10:12, 18:7, 21:2, 21:7, 26:11, 27:24, 28:18, 30:4 open [2] - 16:2, 16:23 operates [1] - 14:5 operating [1] - 19:11 Operations [1] - 1:20 opposed [1] - 2:15</p>	<p>p.m [3] - 1:7, 2:1, 30:11 pad [2] - 4:23, 26:4 Page [2] - 17:15, 21:7 paint [2] - 10:7, 24:25 pandemic [4] - 13:3, 14:16, 18:21, 19:2 parking [7] - 26:16, 26:17, 27:10, 27:15, 27:18, 27:20, 27:21 PAROLA [3] - 1:20, 4:15, 27:23 Parola [2] - 4:20, 5:13 part [2] - 19:2, 19:6 particular [1] - 5:4 particularly [1] - 15:3 pass [1] - 2:18 Patrick [1] - 22:1 PATRICK [1] - 1:13 Pearl [2] - 25:4, 25:16 people [2] - 20:21, 23:6 per [1] - 12:19 percent [3] - 13:7, 15:7, 24:6 performance [2] - 17:3, 17:14 period [4] - 12:22, 12:24, 16:20, 23:1 permanent [1] - 26:21 Phase [1] - 26:9 picture [5] - 9:15, 10:7, 22:24, 24:5, 25:24 pie [1] - 17:15 placed [1] - 4:13</p>

©Diana M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0300

MadamCourtReporter.com

<p>plan [1] - 4:25 plan-authorized [1] - 4:25 plans [2] - 8:16, 9:14 playground [1] - 26:5 Plaza [2] - 4:22, 25:24 point [5] - 5:22, 14:23, 19:12, 19:21, 20:24 pointed [1] - 18:21 pointing [2] - 17:21, 17:23 points [2] - 10:25, 14:23 Policy [1] - 6:13 popping [1] - 22:12 portion [1] - 2:4 portrayal [1] - 11:2 possible [1] - 19:19 potential [2] - 12:6, 15:15 pouring [1] - 25:18 power [1] - 26:21 powerful [1] - 15:16 predecessors [3] - 18:12, 20:11, 23:2 prepared [1] - 7:12 PRESENT [2] - 1:12, 1:18 present [3] - 6:1, 7:6, 7:20 presentation [5] - 7:21, 11:22, 15:12, 16:16, 22:5 presented [1] - 3:22 presenting [1] - 23:19 preservation [1] - 4:2 Preservation [1] - 14:25 press [1] - 7:9 presumptive [1] - 5:3 pretty [4] - 6:24, 17:16, 24:9, 24:18 primarily [1] - 15:20 primary [2] - 8:20, 18:19 priorities [1] - 10:2 private [5] - 8:7, 8:17, 13:18, 13:24, 15:18 procedures [1] - 10:18 Proceedings [1] - 1:6 proceedings [2] - 30:10, 31:9 process [1] - 5:7 produced [2] - 7:14 Professional [2] - 31:7, 31:18 Program [2] - 15:1, 20:17 program [3] - 9:6,</p>	<p>11:12, 11:25 programs [5] - 10:23, 12:4, 12:9, 14:22, 19:4 progress [1] - 25:22 progressed [1] - 10:15 progressing [1] - 26:24 project [26] - 10:12, 10:13, 10:14, 10:24, 11:3, 11:5, 11:8, 11:18, 15:23, 21:14, 21:15, 21:18, 21:20, 21:22, 24:8, 24:15, 24:18, 25:4, 25:7, 25:14, 25:16, 25:17, 25:20, 25:21, 25:23, 26:8 project's [2] - 9:17, 10:11 Projects [1] - 1:21 projects [28] - 4:6, 6:19, 6:21, 9:12, 9:23, 10:5, 11:9, 11:14, 12:1, 12:2, 12:7, 12:8, 12:19, 12:24, 13:1, 13:7, 13:10, 14:2, 15:9, 15:11, 15:21, 15:25, 18:1, 19:13, 21:4, 21:6, 23:19, 24:2 prominent [1] - 15:3 proper [1] - 17:22 properties [1] - 4:2 property [2] - 8:16, 27:19 provide [4] - 7:22, 11:12, 11:24, 19:25 provides [1] - 12:15 public [8] - 6:14, 8:4, 8:15, 13:12, 13:15, 13:16, 16:10, 16:12 Public [2] - 1:10, 6:13 Public/Main [1] - 1:7 publication [1] - 7:15 purpose [3] - 7:21, 7:25, 8:9 purposes [2] - 7:15, 18:8 pursued [1] - 16:1 push [1] - 29:11 pushed [1] - 28:16 put [3] - 5:9, 6:2, 23:8 putting [1] - 16:15</p>	<p>5:16, 5:18, 6:24, 16:3, 16:6, 16:22, 16:24, 17:8, 22:13, 27:1, 27:5, 27:7 quick [2] - 22:1, 27:21</p> <p style="text-align: center;">R</p> <p>ran [1] - 19:15 rather [1] - 9:19 ratio [2] - 13:13, 13:17 RDA [1] - 9:17 read [1] - 28:16 readily [1] - 7:4 reading [2] - 27:24, 28:10 ready [1] - 7:6 real [1] - 21:25 reallocation [2] - 4:12, 5:11 really [17] - 3:9, 5:6, 7:2, 17:6, 17:14, 17:24, 17:25, 18:6, 18:7, 18:11, 18:14, 19:7, 21:4, 21:14, 22:10, 22:16, 29:10 recap [1] - 3:12 Recapture [1] - 14:24 received [1] - 10:6 receives [3] - 8:16, 8:21, 8:24 recent [3] - 9:18, 10:3, 13:8 recognizing [1] - 23:25 record [1] - 31:10 redevelopment [7] - 4:23, 8:12, 8:23, 9:2, 9:12, 29:13, 29:22 Redevelopment [1] - 8:2 reflect [3] - 9:13, 10:2, 11:4 reflecting [1] - 13:2 reflects [1] - 9:21 regardless [2] - 10:5, 10:11 rehabilitation [1] - 4:2 reintroduce [1] - 6:11 relating [1] - 20:16 relevant [1] - 11:19 relies [2] - 14:11, 15:21 rents [1] - 20:5 REP [1] - 20:17 repayment [1] - 4:16 replacement [1] - 26:7 report [13] - 6:23, 7:11, 7:12, 7:14, 7:20, 9:9, 9:16, 9:22,</p>	<p>11:21, 23:16, 26:25, 28:8, 31:9 REPORTER [1] - 31:1 Reporter [2] - 31:8, 31:18 reporting [1] - 28:20 reports [1] - 25:22 represent [2] - 11:17, 12:8 representation [1] - 11:13 represents [1] - 9:10 request [2] - 4:6, 10:18 requested [1] - 4:23 require [1] - 9:3 requires [1] - 29:13 residences [2] - 24:7, 26:13 residents [2] - 8:13, 18:16 resolutions [1] - 9:10 response [6] - 2:16, 5:20, 16:7, 23:11, 30:1, 30:6 rest [1] - 22:7 resulted [1] - 13:25 retail [1] - 24:5 Retail [1] - 20:16 return [3] - 19:12, 21:16, 21:17 REV [10] - 14:24, 15:3, 15:6, 15:10, 17:17, 18:3, 18:18, 19:13, 20:1, 20:8 reveals [1] - 14:4 revenue [1] - 8:21 reviewed [1] - 10:17 Revitalization [1] - 14:25 revitalizing [1] - 8:3 Riverfront [2] - 4:22, 25:23 Riverside [2] - 24:4, 24:13 road [1] - 23:3 role [1] - 8:15 rooftop [1] - 26:2 Room [1] - 1:8 rough [1] - 26:16 rough-in [1] - 26:16 run [1] - 27:22</p> <p style="text-align: center;">S</p> <p>Salem [1] - 5:2 saw [4] - 12:22, 12:25, 22:18, 22:25 SAWYER [1] - 1:21 scale [3] - 13:6, 14:2,</p>	<p>15:25 schedule [1] - 28:22 scheduled [3] - 25:13, 26:20, 26:22 school [3] - 22:8, 29:5, 29:6 scope [1] - 10:9 Scott [4] - 22:2, 23:18, 23:23, 27:3 SCOTT [2] - 1:14, 1:21 screen [2] - 15:11, 24:3 Seasons [2] - 26:12, 26:13 second [5] - 2:10, 2:12, 4:10, 25:12, 28:7 Secretary [1] - 1:14 see [10] - 16:19, 17:1, 17:25, 20:3, 20:14, 20:25, 21:8, 23:6, 24:12, 25:24 seeing [1] - 30:7 separate [1] - 12:9 September [2] - 25:14, 31:15 serves [1] - 7:25 seven [1] - 13:1 seventh [1] - 25:6 severely [1] - 10:24 show [2] - 10:9, 17:19 showing [1] - 12:17 shown [1] - 15:11 shows [5] - 13:20, 14:21, 15:20, 21:8, 24:5 sic [1] - 27:22 signage [1] - 27:17 significant [2] - 9:16, 13:24 signify [1] - 2:13 silos [1] - 15:10 simply [1] - 19:8 site [1] - 4:23 six [4] - 13:6, 13:21, 14:7, 15:19 skew [1] - 10:24 sky [1] - 27:22 slab [1] - 24:12 slabs [1] - 26:14 slide [3] - 12:15, 13:11, 14:21 small [1] - 13:17 smaller [2] - 12:1, 21:3 smooth [1] - 3:20 snapshot [1] - 9:11 SONDRA [1] - 1:14 soon [2] - 25:3, 26:7</p>
--	---	--	--	--

©Diana M. Tropic, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com

<p>sorry [1] - 20:1 sort [1] - 7:3 source [3] - 9:5, 11:17, 11:23 sourced [1] - 11:16 sources [3] - 8:21, 12:11, 14:4 Southbank [1] - 27:16 spaces [2] - 8:4, 28:1 specific [2] - 4:3, 5:3 spend [1] - 16:11 splash [1] - 26:4 split [1] - 14:17 spots [1] - 27:20 spring [1] - 29:20 spur [1] - 18:14 Square [2] - 25:4, 25:16 staff [2] - 6:20, 21:21 stakeholder [1] - 3:12 stakeholders [1] - 3:8 standard [1] - 10:18 standpoint [1] - 21:13 start [7] - 3:14, 19:8, 24:4, 25:5, 26:13, 27:8, 28:3 started [1] - 25:21 starting [2] - 26:15, 28:12 State [1] - 1:10 STATE [1] - 31:3 status [1] - 5:7 Statutes [1] - 8:19 steel [1] - 24:16 stenographic [1] - 31:11 stenographically [1] - 31:9 STEVE [1] - 1:20 Steve [4] - 3:22, 7:19, 16:8, 22:11 still [3] - 3:25, 19:15, 29:16 storefront [1] - 26:3 street [1] - 20:21 Street [2] - 1:8, 27:25 strong [1] - 13:25 student [2] - 6:12, 16:11 students [1] - 6:14 substantial [2] - 15:18, 26:5 successes [1] - 17:3 successful [1] - 21:18 succinctly [1] - 19:19 sufficient [1] - 19:12 sufficiently [1] - 19:13 summary [2] - 11:11, 15:12</p>	<p>summer [6] - 6:1, 6:11, 6:18, 6:21, 7:5, 28:10 supply [1] - 18:24 support [1] - 3:19 supported [1] - 21:4 system [1] - 7:2</p> <p style="text-align: center;">T</p> <p>takeaway [2] - 12:10, 20:25 TARBERT [7] - 1:19, 2:24, 4:18, 5:15, 5:22, 23:14, 23:18 Tarbert [4] - 2:22, 5:19, 6:10, 23:12 Tarbert's [1] - 2:20 targeted [1] - 20:19 Tax [1] - 8:22 team [2] - 3:14, 17:11 technically [1] - 7:11 ten [2] - 15:10, 17:20 tenured [1] - 10:3 terms [5] - 3:25, 4:12, 10:20, 11:3, 20:15 THE [22] - 2:3, 2:11, 2:15, 2:17, 5:18, 5:21, 6:4, 7:16, 16:4, 16:8, 16:23, 21:23, 22:2, 22:18, 23:9, 23:12, 23:15, 23:22, 27:3, 29:25, 30:2, 30:7 therefore [1] - 11:1 they've [1] - 25:5 thirds [1] - 14:18 three [3] - 3:4, 24:19, 25:2 throughout [1] - 6:20 tied [1] - 15:10 TIF [12] - 11:10, 11:16, 11:19, 11:24, 12:13, 14:6, 14:8, 14:12, 14:18, 15:8, 15:21, 20:22 TIF-funded [2] - 14:18, 15:8 TIF/General [1] - 10:25 tile [1] - 25:1 timeline [2] - 29:12, 29:15 timing [1] - 28:21 today [6] - 3:3, 7:7, 16:17, 19:16, 19:17, 24:7 together [1] - 6:2 tons [1] - 28:1 took [1] - 19:3</p>	<p>tool [2] - 15:16, 18:19 topped [1] - 25:7 total [3] - 12:6, 12:25, 13:13 totals [1] - 12:10 touches [1] - 24:21 touchups [1] - 24:23 towards [1] - 20:8 track [1] - 25:9 traffic [1] - 28:4 transcript [1] - 31:10 trend [1] - 14:5 trends [2] - 11:4, 12:20 TREVOR [1] - 1:17 trim [1] - 24:25 Tropia [3] - 1:9, 31:7, 31:18 true [1] - 31:10 truly [1] - 17:14 try [3] - 18:9, 18:12, 27:2 trying [1] - 29:3 turn [2] - 5:13, 5:23 two [4] - 3:24, 8:20, 14:18, 27:7 two-thirds [1] - 14:18 typical [1] - 11:2</p> <p style="text-align: center;">U</p> <p>UF [1] - 28:2 ultimately [1] - 6:16 unallocated [1] - 4:24 Unallocated [1] - 5:9 unanimously [1] - 2:18 uncommon [1] - 6:23 under [3] - 10:3, 24:13, 26:17 underground [1] - 24:17 undertaken [1] - 18:12 undertakes [1] - 10:10 underutilized [1] - 28:1 underway [5] - 24:16, 25:17, 26:1, 26:2, 26:3 underwrite [1] - 21:15 unfortunately [1] - 19:7 unique [1] - 8:20 unit [1] - 20:15 University [1] - 28:11 University's [1] - 6:13 unused [1] - 27:20 up [5] - 16:24, 18:1, 22:19, 25:6, 28:10</p>	<p>update [3] - 3:3, 3:16, 25:4 updated [1] - 9:13 urge [2] - 21:10, 21:21 useful [1] - 17:1 utility [1] - 24:17 utilize [1] - 9:5 utilized [2] - 12:4, 14:22</p> <p style="text-align: center;">V</p> <p>valorem [1] - 8:23 Value [1] - 14:24 Vestcor [1] - 4:17 Vice [1] - 1:13 visitors [2] - 8:14, 18:16 visual [1] - 12:15 volume [1] - 14:2</p> <p style="text-align: center;">W</p> <p>walls [2] - 24:16, 26:17 warm [1] - 3:13 Water [1] - 27:25 waterproofing [1] - 25:8 ways [1] - 22:15 Wednesday [1] - 1:6 week [3] - 3:4, 25:14, 29:5 welcome [2] - 2:22, 3:13 well-prepared [1] - 7:12 West [1] - 29:9 Wilson [1] - 27:5 WILSON [3] - 1:21, 23:20, 23:24 window [1] - 26:3 WOHLERS [4] - 1:14, 2:9, 21:25, 22:3 word [1] - 18:10 workers [1] - 8:13 works [2] - 8:6, 24:2 worth [1] - 13:6 wrap [1] - 25:8</p> <p style="text-align: center;">Y</p> <p>y'all [1] - 23:8 year [15] - 5:11, 7:1, 9:18, 9:20, 12:17, 12:19, 13:9, 13:22, 14:1, 28:16, 29:1, 29:7, 29:14, 29:21 year's [1] - 13:8 yearly [1] - 10:25</p>	<p>years [5] - 10:1, 14:7, 17:20, 20:19, 27:12</p>
--	---	--	---	---

©Diane M. Tropia, Inc.

Post Office Box 2375, Jacksonville, FL 32205
(904) 821-0500

MadamCourtReporter.com