

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, March 16, 2022,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRAXTON GILLAM, Chairman.  
CAROL WORSHAM, Vice Chair.  
JIM CITRANO, Secretary.  
OLIVER BARAKAT, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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3

1 members.  
2 MR. KELLEY: Steve Kelley, DIA staff.  
3 MR. POSEY: Antonio Posey, DIA staff.  
4 MR. PAROLA: Guy Parola, DIA staff.  
5 MR. SAWYER: John Sawyer, Office of  
6 General Counsel.  
7 MR. CHISHOLM: Xzavier Chisholm, DIA  
8 staff.  
9 THE CHAIRMAN: And I see Ms. Boyer has  
10 joined us by Zoom.  
11 Is there anyone else online, Mr. Chisholm,  
12 for the staff or either -- from City Council?  
13 MR. CHISHOLM: Just Ms. Boyer.  
14 THE CHAIRMAN: Thank you.  
15 I will start with public comments.  
16 Do you have any comment cards,  
17 Mr. Chisholm?  
18 MR. CHISHOLM: Yes, Mr. Chair. First, we  
19 have Carnell Oliver.  
20 (Audience member approaches the podium.)  
21 THE CHAIRMAN: You have three minutes to  
22 speak. State your name and address for the  
23 record.  
24 AUDIENCE MEMBER: (Off microphone.)  
25 MR. CHISHOLM: You have to hold the  
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2

PROCEEDINGS

March 16, 2022 2:00 p.m.

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THE CHAIRMAN: I'm going to call the  
March 16th, 2022, Downtown Investment Authority  
meeting to order.

Would you join me in the Pledge of  
Allegiance.

(Recitation of the Pledge of Allegiance.)

THE CHAIRMAN: Starting with the head  
table, if I could get everyone to introduce  
themselves, starting with Mr. Froats to my  
right.

BOARD MEMBER FROATS: Todd Froats, board  
member.

BOARD MEMBER GIBBS: Craig Gibbs, board  
member.

BOARD MEMBER WORSHAM: Carol Worsham,  
board member.

THE CHAIRMAN: Braxton Gillam, board  
member.

BOARD MEMBER CITRANO: Jim Citrano, board  
member.

BOARD MEMBER BARAKAT: Oliver Barakat,  
board member.

BOARD MEMBER MOODY: Ron Moody, board  
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4

1 button, Carnell. The other button.  
2 MR. OLIVER: Yes. My name is Carnell  
3 Oliver.  
4 Can everyone hear me?  
5 Look, I can't be at every different  
6 commission or board meeting, but I want to  
7 utilize every resource and every tool in the  
8 box that I can to push the Faircloth Act  
9 amendment repeal from Congress.  
10 So what I'm asking from this board is to  
11 reach out and direct Ms. Boyer to ask for a  
12 resolution or a letter sent by the mayor's  
13 office to repeal the Faircloth Act. If it  
14 could be an -- if it could be agenda at the  
15 next board meeting -- because you're dealing  
16 with a lot of housing, and you're trying to  
17 build up that foot traffic. But also at the  
18 same time, I feel like there's an opportunity  
19 that -- which we can address other things that  
20 are important in our community.  
21 I want you to think about reconstruction.  
22 It's about tearing down the old, building up  
23 something new. The biggest pushback is that a  
24 lot of the private equity firms control a lot  
25 of the housing. They drive up the costs for  
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5

1 their shareholders, putting a lot of people who  
 2 are at disadvantage of -- who do not have the  
 3 same levels of income and the same level of  
 4 education at a disadvantage.  
 5 We're already at a point where we're not  
 6 getting a lot of dollars from the Sadowski  
 7 Fund. So the greatest influence that we can  
 8 have is from Congress.  
 9 The Build Back Better plan, a lot of  
 10 people don't pay attention to the national  
 11 politics or even read legislation. In the  
 12 Build Back Better plan they repeal the  
 13 Faircloth Amendment, but it got stepped down.  
 14 There's a Congressional representative out of  
 15 New York who has been fighting hard to get this  
 16 piece of legislation repealed. It was put in  
 17 place because of economic times were a lot  
 18 better. But now they're not getting so better.  
 19 We're seeing income equality impact  
 20 everyday people's lives without natural relief.  
 21 If it's one thing that we can do in our  
 22 community, it's show love for one another by  
 23 providing a resolution. If it takes that you  
 24 have to go to the Jacksonville finance  
 25 corporation and direct Ms. Boyer to ask them to  
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6

1 provide a resolution to encourage our mayor to  
 2 reach out to our U.S. senators and our  
 3 Congressional representatives to get on board  
 4 with this because corporations who represent  
 5 home equity are ripping apart the fabric of  
 6 what the democracy is.  
 7 The more I learn, the more open-minded and  
 8 more aggressive I become in dealing with income  
 9 inequality. This is one piece of it. If it  
 10 takes the grass-roots effort --  
 11 (Timer notification.)  
 12 MR. OLIVER: This is -- I'm done.  
 13 THE CHAIRMAN: Thank you.  
 14 Mr. Chisholm.  
 15 MR. CHISHOLM: Next, we have Mr. Bruce --  
 16 (Audience member approaches the podium.)  
 17 AUDIENCE MEMBER: Good afternoon,  
 18 everyone.  
 19 I'm Bruce Fouraker, 4441 Genna Trace  
 20 Court, Jacksonville, 32257. And I'm here to  
 21 speak on two separate issues.  
 22 The first one is the Ford on the Bay  
 23 [sic]. While this is a very worthwhile  
 24 project, it's not the best use for that  
 25 specific downtown block. The best use for that  
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7

1 specific downtown block would be a convention  
 2 center to be built next to the city's only  
 3 convention-sized hotel. That would provide  
 4 more jobs than the Ford on the Bay at  
 5 approximately 1,300 permanent jobs.  
 6 It would also, in addition to that, with  
 7 200,000 additional visitors per year coming  
 8 into the downtown area, creating about 600,000  
 9 room nights, produce incentive to build 1,900  
 10 more hotel rooms within downtown, which would  
 11 be about \$450 million worth of development and  
 12 additional jobs throughout the downtown area  
 13 interconnected with the Ultimate Urban  
 14 Circulator with the convention center.  
 15 The second item I wanted to speak to is  
 16 Furchgott's building. And being a lifelong  
 17 resident of Jacksonville, I remember the  
 18 Furchgott's building from when I was a child  
 19 back in the '60s and early '70s and remember  
 20 when it closed down. I also remember, as a  
 21 member of the Downtown Athletic Club, going to  
 22 the basement when Jimbo Stockton tried to  
 23 redevelop this back in the '80s.  
 24 I'm glad to see someone has come through  
 25 with a plan to redevelop this building, and  
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8

1 wanted to let you know I wholeheartedly support  
 2 using \$7 million in DPRP funds to work toward  
 3 developing this structure. I think that it  
 4 will help that particular block of West Adams  
 5 Street along with that particular portion of  
 6 the core city. And so I just want the board to  
 7 know that that has my wholehearted support.  
 8 Thank you.  
 9 THE CHAIRMAN: Thank you.  
 10 MR. CHISHOLM: That's all, Mr. Chair.  
 11 THE CHAIRMAN: Thank you, Mr. Chisholm.  
 12 First order of business today is the  
 13 review and approval the February 23rd, 2022,  
 14 Community Redevelopment Agency meeting minutes.  
 15 Everyone was provided a copy before today, and  
 16 I think there's also a copy in your package.  
 17 Can I have a motion?  
 18 BOARD MEMBER MOODY: So moved.  
 19 BOARD MEMBER WORSHAM: Second.  
 20 THE CHAIRMAN: Motion by Mr. Moody, second  
 21 by Ms. Worsham.  
 22 All those in favor?  
 23 BOARD MEMBERS: Aye.  
 24 THE CHAIRMAN: Any nays?  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: All in favor. That's seven  
2 to zero.

3 Next order of business is Resolution  
4 2022-03-02, the Hardwick term sheet.

5 Ms. Boyer, you're online. Can you give us  
6 a report on the status of that project and term  
7 sheet?

8 MS. BOYER: Actually, you have Resolution  
9 03-01 first, which is 323 East Bay, and I  
10 believe Mr. Kelley is going to handle that.

11 THE CHAIRMAN: I'm being motioned by  
12 everyone on the board, so apparently I'm moving  
13 too fast.

14 Mr. Kelley, Resolution 2022-03-01.

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

16 I'm going to be working from the staff  
17 report, and then I'll come back to the term  
18 sheet in each of these presentations today if  
19 you care to follow along.

20 So Resolution 2022-03-01 -- by the way, on  
21 the resolution itself, there's a typo. It says  
22 "2021." That's been resolved on the execution  
23 copy, so you can ignore that.

24 So in the staff report, this is the same  
25 property that we saw recently brought forth

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1 In this case, the tenant and landlord of  
2 effective -- it's two separate entities, but  
3 the ownership between both of those entities is  
4 one and the name. So those requirements have  
5 been met.

6 As I mentioned earlier, it was approved  
7 for DPRP funding in the amount \$1,536,350. And  
8 the proprietor is here, Mr. Eric Fuller, along  
9 with his partner, Manjola Rajta. They are the  
10 proprietors for the ownership of the building  
11 as well as the build-out of the tenant space.  
12 Mr. Fuller has an extensive background and  
13 experience in running this type of an operation  
14 that he will be bringing to this site.

15 And you can see on Page 3 of 11 in the  
16 staff report the nature of the operations.  
17 What I'd like to call your attention to is that  
18 the principal operation on a daily base will be  
19 the rooftop, which is going to be open Tuesday  
20 to Saturday, 4 p.m. to 2 a.m.; Sunday, 4 p.m.  
21 to 12 a.m. The actual interior of the building  
22 where the live performances are held are  
23 typically going to be closed on Mondays and  
24 Tuesdays and open on Wednesday through Sunday,  
25 7 p.m. to 2 a.m., when they have concerts lined

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1 before this board that was approved for DPRP  
2 funding to rehabilitate the building. Today's  
3 presentation is for a FAB-REP component,  
4 funding to build out tenant space, strictly for  
5 the tenant improvements.

6 The venue is going to be used for a live  
7 performance venue and will also have new  
8 construction on the roof to provide a bar up on  
9 the rooftop.

10 So the name of the venue will be Decca  
11 Live. It's a proposed two-story, 1,000-person  
12 capacity, live music venue, approximately  
13 10,000 square feet. The proposed activity  
14 meets qualifications of the FAB-REP program and  
15 it builds on the live music activity and music  
16 performance that we have in this area,  
17 including Myth Nightclub, Elements Bistro and  
18 Bar, as well as the Florida Theatre,  
19 Underbelly, and 1904 Music Hall just around the  
20 corner.

21 This particular building was acquired by  
22 the ownership team in 2020.

23 So in the FAB-REP, as you're aware, we  
24 have requirements where both the tenant and the  
25 landlord contribute into the development costs.

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1 up.

2 Their initial pro forma suggests concerts  
3 of around one-and-a-half on average per week,  
4 building up to as many as three concerts per  
5 week by about the fifth year. So that's the  
6 expectation. They are going to have a variety  
7 of music performances there, really kind of  
8 ranging all kinds of genres.

9 I reviewed the lease and see that it's a  
10 15-year lease beginning at \$17.83 a square foot  
11 single net, so that the tenant is only paying  
12 insurance. And that's an arm's-length lease.

13 All improvements made by the tenant become  
14 property of the landlord upon installation,  
15 which adheres to the requirements of the  
16 FAB-REP guidelines. We consider this to be a  
17 Type 3 establishment when you look at the  
18 FAB-REP guidelines. And really what that means  
19 is we look at the lesser of \$40 per square foot  
20 of activated space or 50 percent of eligible  
21 tenant improvement costs.

22 And so we did both of those on the bottom  
23 of Page 5. You see a table that lists the  
24 build-out costs. As I mentioned earlier, we  
25 were careful to review the construction budget

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1 under DPRP and eliminate those costs that had  
2 the appearance of tenant improvements. But  
3 they are considered here for tenant  
4 improvements, but not double-counting. So we  
5 ensured that those such costs were bifurcated  
6 out.

7 So the table at the bottom shows the  
8 percentage allocation towards each of the line  
9 items that were deemed as eligible costs. And  
10 so by this approach, we got the \$271,850.

11 By the alternative approach, by looking at  
12 the square footage, staff viewed the  
13 10,000 square feet of performance space only  
14 provided 60 percent eligibility there given the  
15 limitation on the operating hours. And  
16 similarly, the rooftop bar doesn't provide  
17 direct streetfront activation, so it's also  
18 considered supplemental space and also was  
19 reduced to the 60 percent limit. And by those  
20 measures, at \$40 a square foot, the total was  
21 307,200. So we're looking at the lesser of  
22 those two, which is where we get 271,850.

23 By our scoring rubric, this activity  
24 generated 31 points. You see this on Page 6 of  
25 11 in the staff report. The minimum

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1 requirement is 25 points, so it meets that  
2 requirement as well.

3 We have a number of operating  
4 requirements, including 3 employees, 25  
5 temporary employees -- 3 full-time and 25  
6 temporary -- or I'm sorry, part-time employees.

7 We also placed a requirement that there  
8 not be any amplified music from that rooftop  
9 beyond the hour of 10 o'clock in the evening  
10 and that they be in compliance with the noise  
11 ordinance at all times.

12 We'll have the guarantee of the  
13 proprietors on this five-year facility which  
14 will amortize off of 25 percent a year.

15 And with that, I'm happy to address any  
16 questions.

17 THE CHAIRMAN: Thank you, Mr. Kelley.

18 This resolution comes to us based upon a  
19 request or, I guess, a motion from Retail  
20 Enhancement and Property Disposition. It  
21 doesn't need a second.

22 Any questions or comments?

23 I'll start on my left.

24 Mr. Moody.

25 BOARD MEMBER MOODY: I was not able to

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1 attend that meeting, but how did the committee  
2 vote on that?

3 THE CHAIRMAN: It was unanimous, I  
4 believe, Mr. Moody.

5 BOARD MEMBER MOODY: Okay. So to me this  
6 is a real shot in the arm for this area. I  
7 think it's much-needed. I think it will go  
8 nicely with a lot of the other similar-type  
9 developments in the area. So I think it's a  
10 real positive that's being presented to us.

11 So beyond that, I have no questions.

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

14 BOARD MEMBER BARAKAT: I missed the  
15 meeting as well. The question I have is the  
16 total TI cost applicable to the FAB-REP is  
17 887,000 and the DPRP budget, which we gave --  
18 what was it, Mr. Kelley, 1.5 million?

19 MR. KELLEY: Yes, sir.

20 BOARD MEMBER BARAKAT: Okay. So between  
21 the DPRP of 1.5 and then the 271,000 in this  
22 program, we're providing the owner a total aid  
23 of 1.8 million approximately.

24 And so my question is, what is the total  
25 cost? What is our total percent participation

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1 in this project?

2 MR. KELLEY: I'm sorry, I don't have the  
3 DPRP with me. I can see if I can pull it up  
4 online. I know that it's less than 40 percent,  
5 where -- I mean, if we looked at it all in --  
6 because in each case, we're less than  
7 50 percent -- each of the programs require or  
8 limit maximum funding to 50 percent, and we're  
9 below that in each case.

10 My ballpark is we're at around 40 percent  
11 all-in in each program.

12 BOARD MEMBER BARAKAT: And there's no -- I  
13 assume there's no other limitation on the layer  
14 of programs on top of each other? They're just  
15 looked at separately?

16 MR. KELLEY: Through the Chair,  
17 Mr. Barakat, that's correct. So the principal  
18 requirement on us is to ensure that we are not  
19 duplicating costs or paying twice for the same  
20 cost.

21 So that process began when we were looking  
22 at the DPRP and looking at any line items that  
23 alluded to build-out of the stage or lighting  
24 structures or even the work that goes onto the  
25 roof as an addition to the historic building

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1 would not be eligible for the DPRP. So we  
2 eliminated all of those costs and brought them  
3 in under FAB-REP instead.

4 BOARD MEMBER BARAKAT: Okay. Thank you.

5 Yeah, I agree with Mr. Moody. This use  
6 complements other activity on the block or  
7 blocks. The only -- as far as the rooftop bar,  
8 I do know the Churchwell Lofts -- are the  
9 Churchwell Lofts on the same block and has  
10 there been any questions or concerns by any of  
11 the residents about noise issues as it relates  
12 to the rooftop activity, not to mention the  
13 overall use of the building and some of the,  
14 you know, times at night they will be playing  
15 music, et cetera?

16 MR. KELLEY: Through the Chair to  
17 Mr. Barakat, I've not received any comments  
18 from members of Churchwell Lofts. As you know,  
19 we're in a lot of conversation with them about  
20 their parking lot lease and things. And so --  
21 but in the course of that, we have not had any  
22 conversation about this proposed use.

23 There is one building in between  
24 Churchwell Lofts and this building, so they  
25 don't share a wall.

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1 BOARD MEMBER BARAKAT: Okay. There is a  
2 comment in your report about noise, staff  
3 recognizing that it could be an issue. So I'm  
4 not quite sure what exactly that means, and I  
5 do think we would probably need to tighten up  
6 the reins on that a little bit.

7 Not to be overbearing on the applicant,  
8 but at the same time, we don't want to impact  
9 the quality of life of those residents right in  
10 downtown. Not to mention, the Hardwick is  
11 going to be under construction soon hopefully.  
12 So just want to be thoughtful about that.

13 No further comments, Mr. Chairman.

14 THE CHAIRMAN: Thank you, Mr. Barakat.  
15 Mr. Citrano.

16 BOARD MEMBER CITRANO: I was in the  
17 committee discussion on this one, and basically  
18 the conclusion was consistent with what  
19 Mr. Moody and Mr. Barakat just indicated, which  
20 this is a positive project for the area. And  
21 we did get comfortable with the fact that staff  
22 did their due diligence in the separation of  
23 the cost between this application and the prior  
24 one for the building.

25 So I'm in favor.

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1 (Mr. Diebenow approaches the podium.)

2 THE CHAIRMAN: Ms. Worsham.

3 BOARD MEMBER WORSHAM: I, too, was at  
4 committee meeting. We had a good discussion,  
5 and we talked about the 10 o'clock curfew for  
6 noise and the (inaudible) of the noise  
7 ordinance and the fact that the concerts are  
8 actually inside; they are not up on the  
9 rooftop.

10 So I'm in favor.

11 THE CHAIRMAN: Mr. Gibbs.

12 BOARD MEMBER GIBBS: Like Mr. Barakat, I  
13 think we do need to nail down the noise. I'm  
14 not sure what kinds of music here, the  
15 operations of the music, country rock. It's  
16 kind of hard to play that quiet. So that's  
17 something that probably needs to be firmed up.

18 Also, where did the name come from?

19 MR. KELLEY: And I'm sorry, through the  
20 Chair, I don't have information where the name  
21 came from.

22 Mr. Diebenow, I'm not sure if you have a  
23 history on that.

24 MR. DIEBENOW: Well -- Steve Diebenow,  
25 1 Independent Drive, Suite 1200.

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1 I'm here on behalf of the applicant. He  
2 cannot log in, by the way, so I'm not sure if  
3 there's a problem or maybe it's him, but he  
4 gets a notice that just says the meeting is  
5 about to begin. So anyway, I'm texting with  
6 him.

7 The total development cost is 5.685. So  
8 \$5,685,000 is the all-in cost for the project.  
9 And I know that was a question that Mr. Barakat  
10 asked.

11 The 10 a.m. [sic] deadline that was talked  
12 about at committee is one that they're  
13 supportive of. And I would just remind  
14 everyone that there is a noise ordinance that  
15 covers downtown, and so obviously they would be  
16 subject to that regulation however that is  
17 enforced. I actually know a lot about it if  
18 you want to talk about it. But for purpose of  
19 our conversation today, I think the 10 p.m.  
20 deadline is -- would be sufficient since the  
21 use is entirely enclosed.

22 And then the final question, I don't know  
23 where the name comes from, but I will find out.  
24 If we can't get him online, Eric Fuller will  
25 text me the origin of the name. I'm not sure

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1 standing here, though.

2 BOARD MEMBER GIBBS: There was a music  
3 publishing company called Decca Records. And  
4 I'm wondering if it's a spin-off or will we  
5 have copyright problems with the applicant?  
6 That's all I have.

7 THE CHAIRMAN: Thank you, Mr. Gibbs.  
8 Mr. Froats.

9 BOARD MEMBER FROATS: I don't know if I'm  
10 more impressed with Mr. Kelley or saddened by  
11 myself that I didn't note what EDM was. They  
12 used the acronym. I had to look it up. But  
13 congratulations. You felt comfortable enough  
14 to use the acronym. Electronic dance music is  
15 what I figured it out to be.

16 I think it's a great project. I think it  
17 fits perfectly downtown, that area. It is kind  
18 of a music area and it's great to see more of  
19 this stuff. It's going to be a beautiful  
20 facility, which is great because some of the  
21 places down there could use a little sprucing  
22 up, although some have done a great job with  
23 it.

24 One question. Is this a typo on Page 4 of  
25 11, I believe? It's in the staff report. I  
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1 think you said it equates to 20,000 a month --  
2 or annually. I think you meant  
3 230,000 annually, so that's fine. Not a big  
4 deal.

5 The only question I have for Mr. Kelley  
6 was, this is a five-year amortization, but yet  
7 the entire thing is forgiven at the end of five  
8 years. So it's really not amortized, is it?

9 MR. KELLEY: Should there be a clawback,  
10 it does amortize 20 percent per year over that  
11 five-year period.

12 BOARD MEMBER FROATS: Okay. So as long as  
13 they meet the requirement each year, they are  
14 forgiven 20 percent?

15 MR. KELLEY: Yes, sir. That's correct.

16 BOARD MEMBER FROATS: Okay. Thank you.

17 THE CHAIRMAN: I had a small typo. The  
18 fourth "whereas" I think needs an "h" in  
19 Northbank.

20 I had a question about -- Mr. Diebenow,  
21 maybe it's best directed to you. You said the  
22 total project cost is 5.68 million. Does that  
23 include acquisition costs of the DPRP?

24 MR. DIEBENOW: That's everything included  
25 in what we would consider normal capital  
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1 expenditures. Yes, it does include the  
2 property acquisition.

3 THE CHAIRMAN: But we don't include  
4 property acquisition in our DPRP, do we? Or am  
5 I wrong, Mr. Kelley?

6 MR. KELLEY: Mr. Chair, we do include  
7 property acquisition costs or the current  
8 property value in the case it's been owned for  
9 more than one year. We just recently improved  
10 the language there to require an appraisal  
11 within one year if it has been owned longer  
12 than that period of time, at the request of the  
13 board.

14 THE CHAIRMAN: Mr. Diebenow, can you share  
15 with us what the construction costs are? And,  
16 again, you can aggregate those, both, you know,  
17 tenant improvements and owner/developer  
18 improvements.

19 MR. DIEBENOW: Sure. The total  
20 construction cost is 2.7 million. There's  
21 about 700,000 in insurance, builders risk  
22 contingency. It looks like the building cost  
23 1.4 million. The liquor license was  
24 three-quarters of a million dollars. That  
25 total is about 5.7.  
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1 And to answer Mr. Gibbs, if I may,  
2 Mr. Chair, to answer his question about Decca,  
3 the owners do know about the former Decca  
4 Records. They don't think there will be a  
5 trademark or an intellectual property problem  
6 because -- the term "Decca" is defined as a  
7 system of long-range navigation used chiefly in  
8 Europe that utilizes the phase differences of  
9 continuous wave signals from synchronized  
10 ground transmitters to established positions.

11 And so they believe it's a term of art in  
12 the industry and that it won't cause any  
13 problems. But if it does, certainly they will  
14 change their name. They do not have any  
15 affiliation with the former company that you  
16 mentioned.

17 THE CHAIRMAN: Mr. Diebenow, do I  
18 understand from the write-up, 10,000 feet  
19 inside; is that correct?

20 MR. DIEBENOW: I believe so. That's --  
21 plus or minus, yes, I think that's about right.

22 THE CHAIRMAN: So with the construction,  
23 there will be additional usable space, meaning  
24 the rooftop. But the current space is 10,000  
25 usable feet, correct?  
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1 MR. DIEBENOW: I don't know the split. I  
2 don't know if that 10,000 square feet includes  
3 the roof. It will take me a minute to find  
4 out.

5 MR. KELLEY: Mr. Chair, 10,000 is the  
6 interior space for the live music performance.  
7 The addition on the roof is approximately  
8 2,800 square feet.

9 THE CHAIRMAN: Thank you, Mr. Kelley.

10 From my point of view, I would say that  
11 this is the kind of project -- we want to  
12 encourage this type of activity. It's what the  
13 purpose is for. You know, if it's 10,000 feet,  
14 it's, you know, \$568 a foot. If it's

15 12,000 square feet, it's going to be a little  
16 less than that. This is an expensive project  
17 for the owner and one that's probably not  
18 economically feasible if this board didn't have  
19 the ability to provide a system.

20 So, you know, for those reasons and those  
21 that the committee members have already  
22 referenced, I support it, too.

23 Any further questions for Mr. Diebenow or  
24 Mr. Kelley before we vote?

25 BOARD MEMBERS: (No response.)

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1 may wish to hear from the REPD chair on it.

2 The reason for the extension is just  
3 primarily the staff's absorption with the  
4 Metropolitan Parking Solutions settlement and  
5 getting that through Council. And so we had  
6 very little time to devote to work on this  
7 during the month of March -- or February/March.

8 THE CHAIRMAN: Ms. Boyer, did the REPD  
9 vote to approve this resolution?

10 MS. BOYER: Yes.

11 THE CHAIRMAN: So it's a measure that  
12 comes to the board from a standing committee.  
13 It doesn't need a second.

14 Do you want to speak on this, Ms. Worsham?

15 BOARD MEMBER WORSHAM: I wasn't the Chair.  
16 Who was the Chair that day? I guess David Ward  
17 was the Chair. But we agreed with just minimal  
18 discussion to provide the extension  
19 unanimously.

20 THE CHAIRMAN: Mr. Gibbs, do you have any  
21 questions or comments?

22 BOARD MEMBER GIBBS: No.

23 THE CHAIRMAN: Mr. Froats.

24 BOARD MEMBER FROATS: No questions.

25 THE CHAIRMAN: Mr. Citrano.

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1 THE CHAIRMAN: Mr. Froats, how do you  
2 vote?

3 BOARD MEMBER FROATS: In favor.

4 THE CHAIRMAN: Mr. Gibbs.

5 BOARD MEMBER GIBBS: I'm in favor.

6 THE CHAIRMAN: Ms. Worsham.

7 BOARD MEMBER WORSHAM: In favor.

8 THE CHAIRMAN: Mr. Citrano.

9 BOARD MEMBER CITRANO: I'm in favor.

10 THE CHAIRMAN: Mr. Barakat.

11 BOARD MEMBER BARAKAT: In favor.

12 THE CHAIRMAN: Mr. Moody.

13 BOARD MEMBER MOODY: In favor.

14 THE CHAIRMAN: I'm also in favor.

15 So measure passes, seven to zero.

16 Thank you very much.

17 So now on to 2022-03-02.

18 Ms. Boyer, do you want to speak about the  
19 Hardwick term sheet extension?

20 MS. BOYER: Certainly, Mr. Chairman.

21 So the Hardwick term sheet extension is  
22 simply requesting an extension until the May  
23 board meeting, or May 18th, to present a final  
24 term sheet negotiated with the developer.

25 This went to the REPD committee, and you

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1 BOARD MEMBER CITRANO: None.

2 THE CHAIRMAN: Mr. Barakat.

3 BOARD MEMBER BARAKAT: No questions.

4 THE CHAIRMAN: Mr. Moody.

5 BOARD MEMBER MOODY: No questions.

6 THE CHAIRMAN: I'll ask for a voice vote.

7 All those in favor, say aye.

8 BOARD MEMBERS: Aye.

9 THE CHAIRMAN: Any opposed?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: That is seven to zero in  
12 favor of Resolution 2022-03-02 granting the  
13 executive director the opportunity to continue  
14 to negotiate for an additional period of time  
15 on the Hardwick project.

16 Next item of business is 2022-03-07, the  
17 Honey'z sidewalk enhancement grant.

18 Mr. Kelley, is this you?

19 MR. KELLEY: We're going let Mr. Posey  
20 take this one.

21 THE CHAIRMAN: Mr. Posey, first of all,  
22 welcome. This is, I think, your first meeting  
23 with us. It's nice to meet you. I don't think  
24 we've met before. Thank you for being here.

25 MR. POSEY: I do appreciate it, Mr. Chair.

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1 And to the board, thank you for the warm  
 2 reception. Thank you, Mr. Chair.  
 3 Resolution to 2022-03-07, brought to you  
 4 today as an application for a stand-alone  
 5 sidewalk enhancement grant for Honey'z Plates,  
 6 LLC.  
 7 And a little background about Honey'z  
 8 Plates. They act as a health food restaurant  
 9 with a menu consisting of fresh-squeezed  
 10 juices, sandwiches, and artesian-crafted fruit  
 11 sculptures. Honey'z is operated currently out  
 12 of 47 West Adams Street, and has been for the  
 13 past year. And, of course, Ms. Zamirah Towns  
 14 has been in business for the past three years.  
 15 They are requesting funding for enhancing  
 16 the outer space of the address, and currently  
 17 meet the qualifications of the sidewalk  
 18 enhancement grant.  
 19 And if the board does have any questions,  
 20 I will be more than happy to answer.  
 21 THE CHAIRMAN: This matter didn't come  
 22 before any of the committees, did it,  
 23 Mr. Posey?  
 24 MR. POSEY: No, sir, Mr. Chair, it didn't.  
 25 THE CHAIRMAN: Can I have a motion on the  
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1 measure?  
 2 BOARD MEMBER WORSHAM: I'll move to  
 3 approve.  
 4 BOARD MEMBER MOODY: Second.  
 5 THE CHAIRMAN: Motion by Ms. Worsham,  
 6 second by Mr. Moody.  
 7 Mr. Froats, any questions?  
 8 BOARD MEMBER FROATS: Does this -- to  
 9 Mr. Kelley, does this fall under the new  
 10 program where this is just -- this just passes  
 11 because it's part of the regular program?  
 12 MR. KELLEY: Through the Chair to  
 13 Mr. Froats, so yes, this is a subcomponent,  
 14 underneath the FAB-REP, which is underneath the  
 15 Retail Enhancement Program. In December of '21  
 16 we brought the sidewalk enhancement program in  
 17 for just a little bit of modification, which,  
 18 in fact, serves this operator well because we  
 19 reduced the lease requirement from five years  
 20 to three years, and they have a three-year  
 21 lease remaining.  
 22 But, yes, you are correct.  
 23 BOARD MEMBER FROATS: I was wondering if  
 24 this is one of those projects that could just  
 25 get passed by the DIA staff or if we have to go  
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1 through this process?  
 2 THE CHAIRMAN: Mr. Kelley or Ms. Boyer or  
 3 Mr. Posey, any of you want to speak on that  
 4 issue?  
 5 MS. BOYER: If I may, Mr. Chairman.  
 6 At the moment, we have not adopted a bylaw  
 7 amendment yet that provides for a consent  
 8 agenda, nor do we have the delegated authority  
 9 in any of our incentive programs for the staff  
 10 to grant the incentive regardless of the  
 11 amount, whether it's REV Grant, FAB-REP. None  
 12 of those have a minimal amount.  
 13 The only authority delegated to staff at  
 14 the moment is sponsorships, and that is up to  
 15 \$2,500. We do intend to bring that bylaw  
 16 amendment back to you at the April meeting.  
 17 We're already working on it.  
 18 THE CHAIRMAN: Thank you, Ms. Boyer.  
 19 The board may recall we had discussed  
 20 about potentially having a consent agenda,  
 21 particularly because of issues like this.  
 22 And I appreciate you. I'll say it again.  
 23 Thank you, Mr. Posey, both for joining the  
 24 staff and assisting us. Our staff has worked  
 25 really hard, but they have been overworked, and  
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1 this is the kind of project that I think all of  
 2 us wanted to see move forward.  
 3 But because staff has been so busy with  
 4 some of the other things that are ongoing,  
 5 we've been missing the opportunity. And I  
 6 think that we want to see it move forward. And  
 7 a consent agenda would make it easier for our  
 8 applicants, more efficient, and, frankly, maybe  
 9 make our meeting more efficient, too. So I  
 10 think it's a great idea.  
 11 Is that issue in front of Bylaws already,  
 12 Ms. Boyer, or is that something to be taken up?  
 13 MS. BOYER: We have not drafted anything  
 14 yet and we have not scheduled the Governance  
 15 Committee yet, but we intend to have something  
 16 scheduled and drafted and presented, taken up  
 17 by Governance prior to the April board meeting.  
 18 THE CHAIRMAN: Thank you, Ms. Boyer.  
 19 Does anyone have any questions about this  
 20 particular project?  
 21 Mr. Gibbs.  
 22 BOARD MEMBER GIBBS: No questions. Great  
 23 project.  
 24 THE CHAIRMAN: Ms. Worsham.  
 25 BOARD MEMBER WORSHAM: I just have a  
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1 question on clarification. So the resolution  
 2 says not to exceed 960, and the staff report,  
 3 829, 80 percent, on Page 1 of the staff report.  
 4 MR. KELLEY: Through the Chair to  
 5 Ms. Worsham, we were trying to be sensitive to  
 6 the rounding and not being so precise and  
 7 provide just a little bit of flexibility in  
 8 that number instead of having something down to  
 9 the cents, which I think this body had  
 10 recommended. I'm pretty -- I'm pretty well  
 11 known for being down to the dollar, and so we  
 12 were just rounding up on the request. But it  
 13 will be lesser of actual expenditures or that  
 14 number that's the maximum.

15 BOARD MEMBER WORSHAM: Thank you.  
 16 THE CHAIRMAN: Mr. Citrano.  
 17 BOARD MEMBER CITRANO: No comments.  
 18 THE CHAIRMAN: Mr. Barakat.  
 19 BOARD MEMBER BARAKAT: I like this  
 20 project. I want to support the consent agenda  
 21 idea, particularly when you look at the fact  
 22 that the applicant had to submit seven pages  
 23 for 960 bucks. So I think we should look at  
 24 this.

25 Thank you.  
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1 THE CHAIRMAN: Mr. Moody.  
 2 BOARD MEMBER MOODY: No questions and no  
 3 comments.  
 4 THE CHAIRMAN: Thank you.  
 5 I'll take a voice vote on this issue.  
 6 All those in favor, say aye.  
 7 BOARD MEMBERS: Aye.  
 8 THE CHAIRMAN: Any opposed?  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: 2022-03-07 passes seven to  
 11 zero.  
 12 Again, thank you Mr. Posey.  
 13 Resolution 2022-03-08, Northbank TID  
 14 budget.  
 15 Is this Ms. Boyer or Mr. Kelley?  
 16 MS. BOYER: I will handle this one.  
 17 So this one also went to committee. This  
 18 went to Strategic Implementation, so you can  
 19 take this as a report from the committee, if  
 20 you wish, or I'm happy to explain it. It's  
 21 pretty simple.  
 22 Back in 2020 -- in February of 2020, when  
 23 we first created the two-way street conversion  
 24 project and allocated the funds for the design  
 25 of it, we discussed the fact that when we

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1 received proceeds from the sale of the property  
 2 to Ryan for the JEA headquarters and received  
 3 the proceeds from the sale of the VyStar garage  
 4 property, we would use those for the  
 5 construction phase of the project.  
 6 We have finally received in the accounting  
 7 system the proceeds from the sale of the lot at  
 8 the corner of Forsyth and Main for the  
 9 garage -- where the VyStar garage is being  
 10 constructed.  
 11 And so this is finally confirming the  
 12 prior discussion from two years ago that these  
 13 proceeds would be used for that construction  
 14 project. We are processing legislation through  
 15 City Council to transfer them -- to appropriate  
 16 them because they are now in a "new  
 17 funds/revenue received" category to the two-way  
 18 street conversion project for Forsyth and  
 19 Adams.  
 20 We do expect to have that project  
 21 designed, completed in June, and be ready to  
 22 bid for construction this summer.

23 THE CHAIRMAN: Ms. Boyer, you indicated  
 24 this measure comes to us as a recommendation  
 25 from Strategic Implementation?

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1 MS. BOYER: Yes.  
 2 THE CHAIRMAN: So the measure does not  
 3 require a second.  
 4 Any discussion on Resolution 2022-03-08 or  
 5 questions?  
 6 Mr. Froats.  
 7 BOARD MEMBER FROATS: Question for  
 8 Ms. Boyer. Where do we stand in the fund  
 9 balance for that entire project? Are we short  
 10 or do we have the full amount covered?  
 11 MS. BOYER: I will defer to Mr. Parola who  
 12 has been providing those numbers recently, I  
 13 think. I'm going to say that I believe after  
 14 design, we have about \$7 million left, which we  
 15 hope will be -- so we've asked them to design a  
 16 simple version and a more comprehensive  
 17 version.  
 18 And the point of that being, once we see  
 19 what constructions costs are doing right now,  
 20 we'll decide what we have -- we will implement  
 21 something with this budget. We will have  
 22 enough to implement something. We would like  
 23 to be able to implement the more robust  
 24 solutions that include some widened sidewalks  
 25 as well.

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1 But Mr. Parola probably has more details  
 2 on the exact dollars.  
 3 MR. PAROLA: Thank you.  
 4 I don't really know that I do. I think  
 5 Ms. Boyer is fairly accurate. By the end of  
 6 '22/'23 of this upcoming cycle, you'll notice  
 7 in the years table, we'll bring it up to a  
 8 total value of about \$9 million. 1.2 of it  
 9 goes to design, so in round numbers, call it  
 10 7.8 for construction and CEI.  
 11 BOARD MEMBER FROATS: Thank you.  
 12 THE CHAIRMAN: Mr. Gibbs.  
 13 BOARD MEMBER GIBBS: I attended the SIC  
 14 committee meeting, and in the sixth line of the  
 15 resolution, there's a typo.  
 16 THE CHAIRMAN: Anything else?  
 17 BOARD MEMBER GIBBS: No.  
 18 THE CHAIRMAN: Ms. Worsham.  
 19 BOARD MEMBER WORSHAM: No comment.  
 20 THE CHAIRMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: No comment.  
 22 THE CHAIRMAN: Mr. Barakat.  
 23 BOARD MEMBER BARAKAT: No comment.  
 24 THE CHAIRMAN: Mr. Moody.  
 25 BOARD MEMBER MOODY: No comment.

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 25th day of March 2022.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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1 THE CHAIRMAN: This is a great project.  
 2 I'm glad to see we are being able to come up  
 3 with the funding to move forward with it.  
 4 Voice vote -- I'll call for a voice vote  
 5 this time.  
 6 All those in favor, say aye.  
 7 BOARD MEMBERS: Aye.  
 8 THE CHAIRMAN: Any opposed?  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: With that, Resolution  
 11 2022-03-08 passes seven to zero. Thank you  
 12 very much.  
 13 Ms. Boyer, I don't have anything else on  
 14 the agenda today for the Community  
 15 Redevelopment Agency meeting. Is there  
 16 anything else that needs to be added or  
 17 discussed?  
 18 MS. BOYER: No. We will bring up one item  
 19 at the end, but nothing that needs a vote.  
 20 THE CHAIRMAN: Thank you, Ms. Boyer.  
 21 Then I will close the Community  
 22 Redevelopment Agency meeting.  
 23 (The foregoing proceedings were adjourned  
 24 at 2:37 p.m.)  
 25 - - -

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<b>\$</b>	<p><b>2022</b> [5] - 1:6, 2:1, 2:4, 8:13, 39:15</p> <p><b>2022-03-01</b> [2] - 9:14, 9:20</p> <p><b>2022-03-02</b> [3] - 9:4, 26:17, 28:12</p> <p><b>2022-03-07</b> [3] - 28:16, 29:3, 34:10</p> <p><b>2022-03-08</b> [3] - 34:13, 36:4, 38:11</p> <p><b>230,000</b> [1] - 22:3</p> <p><b>23rd</b> [1] - 8:13</p> <p><b>25</b> [4] - 14:1, 14:4, 14:5, 14:14</p> <p><b>25th</b> [1] - 39:15</p> <p><b>271,000</b> [1] - 15:21</p> <p><b>271,850</b> [1] - 13:22</p> <p><b>2:00</b> [2] - 1:7, 2:1</p> <p><b>2:37</b> [1] - 38:24</p>	<b>8</b>	<p><b>ago</b> [1] - 35:12</p> <p><b>agree</b> [1] - 17:5</p> <p><b>agreed</b> [1] - 27:17</p> <p><b>aid</b> [1] - 15:22</p> <p><b>all-in</b> [2] - 16:11, 20:8</p> <p><b>Allegiance</b> [2] - 2:7, 2:8</p> <p><b>allocated</b> [1] - 34:24</p> <p><b>allocation</b> [1] - 13:8</p> <p><b>alluded</b> [1] - 16:23</p> <p><b>alone</b> [1] - 29:4</p> <p><b>ALSO</b> [1] - 1:17</p> <p><b>alternative</b> [1] - 13:11</p> <p><b>Amendment</b> [1] - 5:13</p> <p><b>amendment</b> [3] - 4:9, 31:7, 31:16</p> <p><b>amortization</b> [1] - 22:6</p> <p><b>amortize</b> [2] - 14:14, 22:10</p> <p><b>amortized</b> [1] - 22:8</p> <p><b>amount</b> [4] - 11:7, 31:11, 31:12, 36:10</p> <p><b>amplified</b> [1] - 14:8</p> <p><b>annually</b> [2] - 22:2, 22:3</p> <p><b>answer</b> [3] - 24:1, 24:2, 29:20</p> <p><b>Antonio</b> [1] - 3:3</p> <p><b>anyway</b> [1] - 20:5</p> <p><b>apart</b> [1] - 6:5</p> <p><b>appearance</b> [1] - 13:2</p> <p><b>applicable</b> [1] - 15:16</p> <p><b>applicant</b> [4] - 18:7, 20:1, 21:5, 33:22</p> <p><b>applicants</b> [1] - 32:8</p> <p><b>application</b> [2] - 18:23, 29:4</p> <p><b>appraisal</b> [1] - 23:10</p> <p><b>appreciate</b> [2] - 28:25, 31:22</p> <p><b>approach</b> [2] - 13:10, 13:11</p> <p><b>approaches</b> [3] - 3:20, 6:16, 19:1</p> <p><b>appropriate</b> [1] - 35:15</p> <p><b>approval</b> [1] - 8:13</p> <p><b>approve</b> [2] - 27:9, 30:3</p> <p><b>approved</b> [2] - 10:1, 11:6</p> <p><b>April</b> [2] - 31:16, 32:17</p> <p><b>area</b> [8] - 7:8, 7:12, 10:16, 15:6, 15:9, 18:20, 21:17, 21:18</p> <p><b>arm</b> [1] - 15:6</p> <p><b>arm's</b> [1] - 12:12</p> <p><b>arm's-length</b> [1] - 12:12</p>	<p><b>art</b> [1] - 24:11</p> <p><b>artesian</b> [1] - 29:10</p> <p><b>artesian-crafted</b> [1] - 29:10</p> <p><b>Assistant</b> [1] - 1:20</p> <p><b>assisting</b> [1] - 31:24</p> <p><b>assume</b> [1] - 16:13</p> <p><b>Athletic</b> [1] - 7:21</p> <p><b>attend</b> [1] - 15:1</p> <p><b>attended</b> [1] - 37:13</p> <p><b>attention</b> [2] - 5:10, 11:17</p> <p><b>Audience</b> [2] - 3:20, 6:16</p> <p><b>AUDIENCE</b> [2] - 3:24, 6:17</p> <p><b>Authority</b> [1] - 2:4</p> <p><b>authority</b> [2] - 31:8, 31:13</p> <p><b>authorized</b> [1] - 39:8</p> <p><b>average</b> [1] - 12:3</p> <p><b>aware</b> [1] - 10:23</p> <p><b>aye</b> [7] - 8:23, 28:7, 28:8, 34:6, 34:7, 38:6, 38:7</p>																			
<b>'</b>	<p><b>'21</b> [1] - 30:15</p> <p><b>'22/'23</b> [1] - 37:6</p> <p><b>'60s</b> [1] - 7:19</p> <p><b>'70s</b> [1] - 7:19</p> <p><b>'80s</b> [1] - 7:23</p>	<b>9</b>	<p><b>9</b> [1] - 37:8</p> <p><b>960</b> [2] - 33:2, 33:23</p>	<b>A</b>	<p><b>a.m</b> [4] - 11:20, 11:21, 11:25, 20:11</p> <p><b>ability</b> [1] - 25:19</p> <p><b>able</b> [3] - 14:25, 36:23, 38:2</p> <p><b>absorption</b> [1] - 27:3</p> <p><b>accounting</b> [1] - 35:6</p> <p><b>accurate</b> [1] - 37:5</p> <p><b>acquired</b> [1] - 10:21</p> <p><b>acquisition</b> [4] - 22:23, 23:2, 23:4, 23:7</p> <p><b>acronym</b> [2] - 21:12, 21:14</p> <p><b>act</b> [1] - 29:8</p> <p><b>Act</b> [2] - 4:8, 4:13</p> <p><b>activated</b> [1] - 12:20</p> <p><b>activation</b> [1] - 13:17</p> <p><b>activity</b> [6] - 10:13, 10:15, 13:23, 17:6, 17:12, 25:12</p> <p><b>actual</b> [2] - 11:21, 33:13</p> <p><b>Adams</b> [3] - 8:4, 29:12, 35:19</p> <p><b>added</b> [1] - 38:16</p> <p><b>addition</b> [3] - 7:6, 16:25, 25:7</p> <p><b>additional</b> [4] - 7:7, 7:12, 24:23, 28:14</p> <p><b>address</b> [4] - 3:22, 4:19, 14:15, 29:16</p> <p><b>adheres</b> [1] - 12:15</p> <p><b>adjourned</b> [1] - 38:23</p> <p><b>Administrative</b> [1] - 1:20</p> <p><b>adopted</b> [1] - 31:6</p> <p><b>affiliation</b> [1] - 24:15</p> <p><b>afternoon</b> [1] - 6:17</p> <p><b>AGENCY</b> [1] - 1:2</p> <p><b>Agency</b> [3] - 8:14, 38:15, 38:22</p> <p><b>agenda</b> [6] - 4:14, 31:8, 31:20, 32:7, 33:20, 38:14</p> <p><b>aggregate</b> [1] - 23:16</p> <p><b>aggressive</b> [1] - 6:8</p>	<b>3</b>	<p><b>3</b> [4] - 11:15, 12:17, 14:4, 14:5</p> <p><b>303</b> [1] - 1:8</p> <p><b>307,200</b> [1] - 13:21</p> <p><b>31</b> [1] - 13:24</p> <p><b>32257</b> [1] - 6:20</p> <p><b>323</b> [1] - 9:9</p>	<b>4</b>	<p><b>4</b> [3] - 11:20, 21:24</p> <p><b>40</b> [2] - 16:4, 16:10</p> <p><b>4441</b> [1] - 6:19</p> <p><b>47</b> [1] - 29:12</p>	<b>5</b>	<p><b>5</b> [1] - 12:23</p> <p><b>5.68</b> [1] - 22:22</p> <p><b>5.685</b> [1] - 20:7</p> <p><b>5.7</b> [1] - 23:25</p> <p><b>50</b> [3] - 12:20, 16:7, 16:8</p>	<b>6</b>	<p><b>6</b> [1] - 13:24</p> <p><b>60</b> [2] - 13:14, 13:19</p> <p><b>600,000</b> [1] - 7:8</p>	<b>7</b>	<p><b>7</b> [3] - 8:2, 11:25, 36:14</p> <p><b>7.8</b> [1] - 37:10</p> <p><b>700,000</b> [1] - 23:21</p>	<b>0</b>	<p><b>03-01</b> [1] - 9:9</p>	<b>1</b>	<p><b>1</b> [2] - 19:25, 33:3</p> <p><b>1,000-person</b> [1] - 10:11</p> <p><b>1,300</b> [1] - 7:5</p> <p><b>1,900</b> [1] - 7:9</p> <p><b>1.2</b> [1] - 37:8</p> <p><b>1.4</b> [1] - 23:23</p> <p><b>1.5</b> [2] - 15:18, 15:21</p> <p><b>1.8</b> [1] - 15:23</p> <p><b>10</b> [4] - 14:9, 19:5, 20:11, 20:19</p> <p><b>10,000</b> [7] - 10:13, 13:13, 24:18, 24:24, 25:2, 25:5, 25:13</p> <p><b>11</b> [3] - 11:15, 13:25, 21:25</p> <p><b>12</b> [1] - 11:21</p> <p><b>12,000</b> [1] - 25:15</p> <p><b>1200</b> [1] - 19:25</p> <p><b>15-year</b> [1] - 12:10</p> <p><b>16</b> [2] - 1:6, 2:1</p> <p><b>16th</b> [1] - 2:4</p> <p><b>18th</b> [1] - 26:23</p> <p><b>1904</b> [1] - 10:19</p>	<b>2</b>	<p><b>2</b> [2] - 11:20, 11:25</p> <p><b>2,800</b> [1] - 25:8</p> <p><b>2.7</b> [1] - 23:20</p> <p><b>20</b> [2] - 22:10, 22:14</p> <p><b>20,000</b> [1] - 22:1</p> <p><b>200,000</b> [1] - 7:7</p> <p><b>2020</b> [3] - 10:22, 34:22</p> <p><b>2021</b> [1] - 9:22</p>	<b>B</b>	<p><b>background</b> [2] - 11:12, 29:7</p> <p><b>balance</b> [1] - 36:9</p> <p><b>ballpark</b> [1] - 16:10</p> <p><b>bar</b> [3] - 10:8, 13:16, 17:7</p> <p><b>Bar</b> [1] - 10:18</p> <p><b>BARAKAT</b> [11] - 1:14, 2:23, 15:14, 15:20, 16:12, 17:4, 18:1, 26:11, 28:3, 33:19, 37:23</p> <p><b>Barakat</b> [12] - 2:23, 15:13, 16:17, 17:17, 18:14, 18:19, 19:12, 20:9, 26:10, 28:2, 33:18, 37:22</p> <p><b>base</b> [1] - 11:18</p> <p><b>based</b> [1] - 14:18</p> <p><b>basement</b> [1] - 7:22</p> <p><b>Bay</b> [3] - 6:22, 7:4, 9:9</p> <p><b>beautiful</b> [1] - 21:19</p> <p><b>become</b> [2] - 6:8, 12:13</p> <p><b>began</b> [1] - 16:21</p> <p><b>begin</b> [1] - 20:5</p> <p><b>beginning</b> [1] - 12:10</p> <p><b>behalf</b> [1] - 20:1</p> <p><b>below</b> [1] - 16:9</p> <p><b>best</b> [3] - 6:24, 6:25, 22:21</p> <p><b>Better</b> [2] - 5:9, 5:12</p>

<p><b>better</b> [2] - 5:18  <b>between</b> [4] - 11:3, 15:20, 17:23, 18:23  <b>beyond</b> [2] - 14:9, 15:11  <b>bid</b> [1] - 35:22  <b>bifurcated</b> [1] - 13:5  <b>big</b> [1] - 22:3  <b>biggest</b> [1] - 4:23  <b>Bistro</b> [1] - 10:17  <b>bit</b> [3] - 18:6, 30:17, 33:7  <b>block</b> [5] - 6:25, 7:1, 8:4, 17:6, 17:9  <b>blocks</b> [1] - 17:7  <b>board</b> [22] - 2:13, 2:15, 2:18, 2:19, 2:21, 2:24, 2:25, 4:6, 4:10, 4:15, 6:3, 8:6, 9:12, 10:1, 23:13, 25:18, 26:23, 27:12, 29:1, 29:19, 31:19, 32:17  <b>BOARD</b> [63] - 1:3, 1:12, 2:13, 2:15, 2:17, 2:21, 2:23, 2:25, 8:18, 8:19, 8:23, 8:25, 14:25, 15:5, 15:14, 15:20, 16:12, 17:4, 18:1, 18:16, 19:3, 19:12, 21:2, 21:9, 22:12, 22:16, 25:25, 26:3, 26:5, 26:7, 26:9, 26:11, 26:13, 27:15, 27:22, 27:24, 28:1, 28:3, 28:5, 28:8, 28:10, 30:2, 30:4, 30:8, 30:23, 32:22, 32:25, 33:15, 33:17, 33:19, 34:2, 34:7, 34:9, 36:7, 37:11, 37:13, 37:17, 37:19, 37:21, 37:23, 37:25, 38:7, 38:9  <b>Board</b> [4] - 1:14, 1:15, 1:15, 1:16  <b>body</b> [1] - 33:9  <b>bottom</b> [2] - 12:22, 13:7  <b>box</b> [1] - 4:8  <b>BOYER</b> [10] - 1:18, 9:8, 26:20, 27:10, 31:5, 32:13, 34:16, 36:1, 36:11, 38:18  <b>Boyer</b> [17] - 3:9, 3:13, 4:11, 5:25, 9:5, 26:18, 27:8, 31:2, 31:18, 32:12, 32:18, 34:15, 35:23, 36:8, 37:5, 38:13, 38:20</p>	<p><b>Braxton</b> [1] - 2:19  <b>BRAXTON</b> [1] - 1:13  <b>bring</b> [3] - 31:15, 37:7, 38:18  <b>bringing</b> [1] - 11:14  <b>brought</b> [4] - 9:25, 17:2, 29:3, 30:16  <b>Bruce</b> [2] - 6:15, 6:19  <b>bucks</b> [1] - 33:23  <b>budget</b> [4] - 12:25, 15:17, 34:14, 36:21  <b>Build</b> [2] - 5:9, 5:12  <b>build</b> [6] - 4:17, 7:9, 10:4, 11:11, 12:24, 16:23  <b>build-out</b> [3] - 11:11, 12:24, 16:23  <b>builders</b> [1] - 23:21  <b>building</b> [15] - 4:22, 7:16, 7:18, 7:25, 10:2, 10:21, 11:10, 11:21, 12:4, 16:25, 17:13, 17:23, 17:24, 18:24, 23:22  <b>builds</b> [1] - 10:15  <b>built</b> [1] - 7:2  <b>business</b> [4] - 8:12, 9:3, 28:16, 29:14  <b>busy</b> [1] - 32:3  <b>button</b> [2] - 4:1  <b>bylaw</b> [2] - 31:6, 31:15  <b>Bylaws</b> [1] - 32:11</p>	<p><b>Chair</b> [13] - 1:13, 16:16, 17:16, 19:20, 23:6, 25:5, 27:15, 27:16, 27:17, 29:2, 29:24, 30:12, 33:4  <b>CHAIRMAN</b> [69] - 2:3, 2:9, 2:19, 3:9, 3:14, 3:21, 6:13, 8:9, 8:11, 8:20, 8:24, 9:1, 9:11, 14:17, 15:3, 15:12, 18:14, 19:2, 19:11, 21:7, 22:17, 23:3, 23:14, 24:17, 24:22, 25:9, 26:1, 26:4, 26:6, 26:8, 26:10, 26:12, 26:14, 27:8, 27:11, 27:20, 27:23, 27:25, 28:2, 28:4, 28:6, 28:9, 28:11, 28:21, 29:21, 29:25, 30:5, 31:2, 31:18, 32:18, 32:24, 33:16, 33:18, 34:1, 34:4, 34:8, 34:10, 35:23, 36:2, 37:12, 37:16, 37:18, 37:20, 37:22, 37:24, 38:1, 38:8, 38:10, 38:20  <b>Chairman</b> [4] - 1:13, 18:13, 26:20, 31:5  <b>change</b> [1] - 24:14  <b>Chief</b> [1] - 1:18  <b>chiefly</b> [1] - 24:7  <b>child</b> [1] - 7:18  <b>CHISHOLM</b> [7] - 1:20, 3:7, 3:13, 3:18, 3:25, 6:15, 8:10  <b>Chisholm</b> [5] - 3:7, 3:11, 3:17, 6:14, 8:11  <b>Churchwell</b> [4] - 17:8, 17:9, 17:18, 17:24  <b>Circulator</b> [1] - 7:14  <b>CITRANO</b> [7] - 1:14, 2:21, 18:16, 26:9, 28:1, 33:17, 37:21  <b>Citrano</b> [6] - 2:21, 18:15, 26:8, 27:25, 33:16, 37:20  <b>City</b> [2] - 3:12, 35:15  <b>CITY</b> [1] - 1:1  <b>city</b> [1] - 8:6  <b>city's</b> [1] - 7:2  <b>clarification</b> [1] - 33:1  <b>clawback</b> [1] - 22:9  <b>close</b> [1] - 38:21  <b>closed</b> [2] - 7:20, 11:23  <b>Club</b> [1] - 7:21  <b>comfortable</b> [2] -</p>	<p>18:21, 21:13  <b>coming</b> [1] - 7:7  <b>commencing</b> [1] - 1:7  <b>comment</b> [6] - 3:16, 18:2, 37:19, 37:21, 37:23, 37:25  <b>comments</b> [7] - 3:15, 14:22, 17:17, 18:13, 27:21, 33:17, 34:3  <b>commission</b> [1] - 4:6  <b>Committee</b> [1] - 32:15  <b>committee</b> [10] - 15:1, 25:21, 26:25, 27:12, 34:17, 34:19, 37:14  <b>committees</b> [1] - 29:22  <b>Community</b> [3] - 8:14, 38:14, 38:21  <b>COMMUNITY</b> [1] - 1:2  <b>community</b> [2] - 4:20, 5:22  <b>company</b> [2] - 21:3, 24:15  <b>complements</b> [1] - 17:6  <b>complete</b> [1] - 39:10  <b>completed</b> [1] - 35:21  <b>compliance</b> [1] - 14:10  <b>component</b> [1] - 10:3  <b>comprehensive</b> [1] - 36:16  <b>concerns</b> [1] - 17:10  <b>concerts</b> [4] - 11:25, 12:2, 12:4, 19:7  <b>conclusion</b> [1] - 18:18  <b>confirming</b> [1] - 35:11  <b>congratulations</b> [1] - 21:13  <b>Congress</b> [2] - 4:9, 5:8  <b>Congressional</b> [2] - 5:14, 6:3  <b>consent</b> [4] - 31:7, 31:20, 32:7, 33:20  <b>consider</b> [2] - 12:16, 22:25  <b>considered</b> [2] - 13:3, 13:18  <b>consistent</b> [1] - 18:18  <b>consisting</b> [1] - 29:9  <b>constructed</b> [1] - 35:10  <b>construction</b> [10] - 10:8, 12:25, 18:11, 23:15, 23:20, 24:22, 35:5, 35:13, 35:22, 37:10  <b>constructions</b> [1] -</p>	<p>36:19  <b>contingency</b> [1] - 23:22  <b>continue</b> [1] - 28:13  <b>continuous</b> [1] - 24:9  <b>contribute</b> [1] - 10:25  <b>control</b> [1] - 4:24  <b>convention</b> [3] - 7:1, 7:3, 7:14  <b>convention-sized</b> [1] - 7:3  <b>conversation</b> [3] - 17:19, 17:22, 20:19  <b>conversion</b> [2] - 34:23, 35:18  <b>copy</b> [3] - 8:15, 8:16, 9:23  <b>copyright</b> [1] - 21:5  <b>core</b> [1] - 8:6  <b>corner</b> [2] - 10:20, 35:8  <b>corporation</b> [1] - 5:25  <b>corporations</b> [1] - 6:4  <b>correct</b> [5] - 16:17, 22:15, 24:19, 24:25, 30:22  <b>cost</b> [9] - 15:16, 15:25, 16:20, 18:23, 20:7, 20:8, 22:22, 23:20, 23:22  <b>costs</b> [13] - 4:25, 10:25, 12:21, 12:24, 13:1, 13:5, 13:9, 16:19, 17:2, 22:23, 23:7, 23:15, 36:19  <b>Council</b> [3] - 3:12, 27:5, 35:15  <b>Counsel</b> [2] - 1:20, 3:6  <b>counting</b> [1] - 13:4  <b>country</b> [1] - 19:15  <b>COUNTY</b> [1] - 39:4  <b>course</b> [2] - 17:21, 29:13  <b>Court</b> [1] - 6:20  <b>covered</b> [1] - 36:10  <b>covers</b> [1] - 20:15  <b>crafted</b> [1] - 29:10  <b>CRAIG</b> [1] - 1:15  <b>Craig</b> [1] - 2:15  <b>created</b> [1] - 34:23  <b>creating</b> [1] - 7:8  <b>curfew</b> [1] - 19:5  <b>current</b> [2] - 23:7, 24:24  <b>cycle</b> [1] - 37:6</p>
<b>C</b>				
<p><b>cannot</b> [1] - 20:2  <b>capacity</b> [1] - 10:12  <b>capital</b> [1] - 22:25  <b>cards</b> [1] - 3:16  <b>care</b> [1] - 9:19  <b>careful</b> [1] - 12:25  <b>Carnell</b> [3] - 3:19, 4:1, 4:2  <b>CAROL</b> [1] - 1:13  <b>Carol</b> [1] - 2:17  <b>case</b> [4] - 11:1, 16:6, 16:9, 23:8  <b>category</b> [1] - 35:17  <b>CEI</b> [1] - 37:10  <b>center</b> [2] - 7:2, 7:14  <b>cents</b> [1] - 33:9  <b>certainly</b> [2] - 24:13, 26:20  <b>CERTIFICATE</b> [1] - 39:1  <b>certify</b> [1] - 39:8  <b>cetera</b> [1] - 17:15  <b>chair</b> [6] - 3:18, 8:10, 9:15, 24:2, 27:1, 28:25</p>	<p><b>cannot</b> [1] - 20:2  <b>capacity</b> [1] - 10:12  <b>capital</b> [1] - 22:25  <b>cards</b> [1] - 3:16  <b>care</b> [1] - 9:19  <b>careful</b> [1] - 12:25  <b>Carnell</b> [3] - 3:19, 4:1, 4:2  <b>CAROL</b> [1] - 1:13  <b>Carol</b> [1] - 2:17  <b>case</b> [4] - 11:1, 16:6, 16:9, 23:8  <b>category</b> [1] - 35:17  <b>CEI</b> [1] - 37:10  <b>center</b> [2] - 7:2, 7:14  <b>cents</b> [1] - 33:9  <b>certainly</b> [2] - 24:13, 26:20  <b>CERTIFICATE</b> [1] - 39:1  <b>certify</b> [1] - 39:8  <b>cetera</b> [1] - 17:15  <b>chair</b> [6] - 3:18, 8:10, 9:15, 24:2, 27:1, 28:25</p>	<p><b>cannot</b> [1] - 20:2  <b>capacity</b> [1] - 10:12  <b>capital</b> [1] - 22:25  <b>cards</b> [1] - 3:16  <b>care</b> [1] - 9:19  <b>careful</b> [1] - 12:25  <b>Carnell</b> [3] - 3:19, 4:1, 4:2  <b>CAROL</b> [1] - 1:13  <b>Carol</b> [1] - 2:17  <b>case</b> [4] - 11:1, 16:6, 16:9, 23:8  <b>category</b> [1] - 35:17  <b>CEI</b> [1] - 37:10  <b>center</b> [2] - 7:2, 7:14  <b>cents</b> [1] - 33:9  <b>certainly</b> [2] - 24:13, 26:20  <b>CERTIFICATE</b> [1] - 39:1  <b>certify</b> [1] - 39:8  <b>cetera</b> [1] - 17:15  <b>chair</b> [6] - 3:18, 8:10, 9:15, 24:2, 27:1, 28:25</p>	<p><b>cannot</b> [1] - 20:2  <b>capacity</b> [1] - 10:12  <b>capital</b> [1] - 22:25  <b>cards</b> [1] - 3:16  <b>care</b> [1] - 9:19  <b>careful</b> [1] - 12:25  <b>Carnell</b> [3] - 3:19, 4:1, 4:2  <b>CAROL</b> [1] - 1:13  <b>Carol</b> [1] - 2:17  <b>case</b> [4] - 11:1, 16:6, 16:9, 23:8  <b>category</b> [1] - 35:17  <b>CEI</b> [1] - 37:10  <b>center</b> [2] - 7:2, 7:14  <b>cents</b> [1] - 33:9  <b>certainly</b> [2] - 24:13, 26:20  <b>CERTIFICATE</b> [1] - 39:1  <b>certify</b> [1] - 39:8  <b>cetera</b> [1] - 17:15  <b>chair</b> [6] - 3:18, 8:10, 9:15, 24:2, 27:1, 28:25</p>	<p><b>cannot</b> [1] - 20:2  <b>capacity</b> [1] - 10:12  <b>capital</b> [1] - 22:25  <b>cards</b> [1] - 3:16  <b>care</b> [1] - 9:19  <b>careful</b> [1] - 12:25  <b>Carnell</b> [3] - 3:19, 4:1, 4:2  <b>CAROL</b> [1] - 1:13  <b>Carol</b> [1] - 2:17  <b>case</b> [4] - 11:1, 16:6, 16:9, 23:8  <b>category</b> [1] - 35:17  <b>CEI</b> [1] - 37:10  <b>center</b> [2] - 7:2, 7:14  <b>cents</b> [1] - 33:9  <b>certainly</b> [2] - 24:13, 26:20  <b>CERTIFICATE</b> [1] - 39:1  <b>certify</b> [1] - 39:8  <b>cetera</b> [1] - 17:15  <b>chair</b> [6] - 3:18, 8:10, 9:15, 24:2, 27:1, 28:25</p>
<b>D</b>				
<p><b>daily</b> [1] - 11:18  <b>dance</b> [1] - 21:14</p>	<p><b>daily</b> [1] - 11:18  <b>dance</b> [1] - 21:14</p>	<p><b>daily</b> [1] - 11:18  <b>dance</b> [1] - 21:14</p>	<p><b>daily</b> [1] - 11:18  <b>dance</b> [1] - 21:14</p>	<p><b>daily</b> [1] - 11:18  <b>dance</b> [1] - 21:14</p>

<p><b>DATED</b> [1] - 39:15 <b>David</b> [1] - 27:16 <b>deadline</b> [2] - 20:11, 20:20 <b>deal</b> [1] - 22:4 <b>dealing</b> [2] - 4:15, 6:8 <b>Decca</b> [5] - 10:10, 21:3, 24:2, 24:3, 24:6 <b>December</b> [1] - 30:15 <b>decide</b> [1] - 36:20 <b>deemed</b> [1] - 13:9 <b>defer</b> [1] - 36:11 <b>defined</b> [1] - 24:6 <b>delegated</b> [2] - 31:8, 31:13 <b>democracy</b> [1] - 6:6 <b>design</b> [4] - 34:24, 36:14, 36:15, 37:9 <b>designed</b> [1] - 35:21 <b>details</b> [1] - 37:1 <b>developer</b> [1] - 26:24 <b>developing</b> [1] - 8:3 <b>Development</b> [1] - 1:19 <b>development</b> [3] - 7:11, 10:25, 20:7 <b>developments</b> [1] - 15:9 <b>devote</b> [1] - 27:6 <b>DIA</b> [7] - 1:19, 1:19, 3:2, 3:3, 3:4, 3:7, 30:25 <b>Diane</b> [3] - 1:9, 39:7, 39:18 <b>DIEBENOW</b> [5] - 19:24, 22:24, 23:19, 24:20, 25:1 <b>Diebenow</b> [7] - 19:1, 19:22, 19:24, 22:20, 23:14, 24:17, 25:23 <b>differences</b> [1] - 24:8 <b>different</b> [1] - 4:5 <b>diligence</b> [1] - 18:22 <b>direct</b> [3] - 4:11, 5:25, 13:17 <b>directed</b> [1] - 22:21 <b>Director</b> [1] - 1:19 <b>director</b> [1] - 28:13 <b>disadvantage</b> [2] - 5:2, 5:4 <b>discussed</b> [3] - 31:19, 34:25, 38:17 <b>discussion</b> [5] - 18:17, 19:4, 27:18, 35:12, 36:4 <b>Disposition</b> [1] - 14:20 <b>dollar</b> [1] - 33:11 <b>dollars</b> [3] - 5:6,</p>	<p>23:24, 37:2 <b>done</b> [2] - 6:12, 21:22 <b>double</b> [1] - 13:4 <b>double-counting</b> [1] - 13:4 <b>down</b> [7] - 4:22, 5:13, 7:20, 19:13, 21:21, 33:8, 33:11 <b>downtown</b> [8] - 6:25, 7:1, 7:8, 7:10, 7:12, 18:10, 20:15, 21:17 <b>Downtown</b> [2] - 2:4, 7:21 <b>DPRP</b> [11] - 8:2, 10:1, 11:7, 13:1, 15:17, 15:21, 16:3, 16:22, 17:1, 22:23, 23:4 <b>drafted</b> [2] - 32:13, 32:16 <b>drive</b> [1] - 4:25 <b>Drive</b> [1] - 19:25 <b>due</b> [1] - 18:22 <b>duplicating</b> [1] - 16:19 <b>during</b> [1] - 27:7 <b>DUVAL</b> [1] - 39:4</p>	<p>14:20, 30:15 <b>enhancing</b> [1] - 29:15 <b>ensure</b> [1] - 16:18 <b>ensured</b> [1] - 13:5 <b>entire</b> [2] - 22:7, 36:9 <b>entirely</b> [1] - 20:21 <b>entities</b> [2] - 11:2, 11:3 <b>equality</b> [1] - 5:19 <b>equates</b> [1] - 22:1 <b>equity</b> [2] - 4:24, 6:5 <b>Eric</b> [2] - 11:8, 20:24 <b>established</b> [1] - 24:10 <b>establishment</b> [1] - 12:17 <b>et</b> [1] - 17:15 <b>Europe</b> [1] - 24:8 <b>evening</b> [1] - 14:9 <b>everyday</b> [1] - 5:20 <b>exact</b> [1] - 37:2 <b>exactly</b> [1] - 18:4 <b>exceed</b> [1] - 33:2 <b>execution</b> [1] - 9:22 <b>Executive</b> [1] - 1:18 <b>executive</b> [1] - 28:13 <b>expect</b> [1] - 35:20 <b>expectation</b> [1] - 12:6 <b>expenditures</b> [2] - 23:1, 33:13 <b>expensive</b> [1] - 25:16 <b>experience</b> [1] - 11:13 <b>explain</b> [1] - 34:20 <b>extension</b> [5] - 26:19, 26:21, 26:22, 27:2, 27:18 <b>extensive</b> [1] - 11:12</p>	<p>18:25, 19:10, 26:3, 26:5, 26:7, 26:9, 26:11, 26:13, 26:14, 28:7, 28:12, 34:6, 38:6 <b>feasible</b> [1] - 25:18 <b>February</b> [2] - 8:13, 34:22 <b>February/March</b> [1] - 27:7 <b>feet</b> [8] - 10:13, 13:13, 24:18, 24:25, 25:2, 25:8, 25:13, 25:15 <b>felt</b> [1] - 21:13 <b>fifth</b> [1] - 12:5 <b>fighting</b> [1] - 5:15 <b>figured</b> [1] - 21:15 <b>final</b> [2] - 20:22, 26:23 <b>finally</b> [2] - 35:6, 35:11 <b>finance</b> [1] - 5:24 <b>fine</b> [1] - 22:3 <b>firmed</b> [1] - 19:17 <b>firms</b> [1] - 4:24 <b>first</b> [7] - 3:18, 6:22, 8:12, 9:9, 28:21, 28:22, 34:23 <b>fits</b> [1] - 21:17 <b>five</b> [5] - 14:13, 22:6, 22:7, 22:11, 30:19 <b>five-year</b> [3] - 14:13, 22:6, 22:11 <b>flexibility</b> [1] - 33:7 <b>FLORIDA</b> [1] - 39:3 <b>Florida</b> [5] - 1:9, 1:10, 10:18, 39:7, 39:18 <b>follow</b> [1] - 9:19 <b>food</b> [1] - 29:8 <b>foot</b> [5] - 4:17, 12:10, 12:19, 13:20, 25:14 <b>footage</b> [1] - 13:12 <b>Ford</b> [2] - 6:22, 7:4 <b>foregoing</b> [2] - 38:23, 39:9 <b>forgiven</b> [2] - 22:7, 22:14 <b>forma</b> [1] - 12:2 <b>former</b> [2] - 24:3, 24:15 <b>Forsyth</b> [2] - 35:8, 35:18 <b>forth</b> [1] - 9:25 <b>forward</b> [3] - 32:2, 32:6, 38:3 <b>Fouraker</b> [1] - 6:19 <b>fourth</b> [1] - 22:18 <b>FPR</b> [1] - 1:9 <b>frankly</b> [1] - 32:8 <b>fresh</b> [1] - 29:9 <b>fresh-squeezed</b> [1] - 29:9</p>	<p><b>FROATS</b> [11] - 1:15, 2:13, 21:9, 22:12, 22:16, 26:3, 27:24, 30:8, 30:23, 36:7, 37:11 <b>Froats</b> [8] - 2:11, 2:13, 21:8, 26:1, 27:23, 30:7, 30:13, 36:6 <b>front</b> [1] - 32:11 <b>fruit</b> [1] - 29:10 <b>full</b> [2] - 14:5, 36:10 <b>full-time</b> [1] - 14:5 <b>Fuller</b> [2] - 11:8, 20:24 <b>fuller</b> [1] - 11:12 <b>Fund</b> [1] - 5:7 <b>fund</b> [1] - 36:8 <b>funding</b> [6] - 10:2, 10:4, 11:7, 16:8, 29:15, 38:3 <b>funds</b> [2] - 8:2, 34:24 <b>funds/revenue</b> [1] - 35:17 <b>Furchgott's</b> [2] - 7:16, 7:18</p>
<b>E</b>		<b>F</b>		<b>G</b>
<p><b>early</b> [1] - 7:19 <b>easier</b> [1] - 32:7 <b>East</b> [1] - 9:9 <b>economic</b> [1] - 5:17 <b>economically</b> [1] - 25:18 <b>EDM</b> [1] - 21:11 <b>education</b> [1] - 5:4 <b>effective</b> [1] - 11:2 <b>efficient</b> [2] - 32:8, 32:9 <b>effort</b> [1] - 6:10 <b>either</b> [1] - 3:12 <b>electronic</b> [1] - 21:14 <b>Elements</b> [1] - 10:17 <b>eligibility</b> [1] - 13:14 <b>eligible</b> [3] - 12:20, 13:9, 17:1 <b>eliminate</b> [1] - 13:1 <b>eliminated</b> [1] - 17:2 <b>employees</b> [3] - 14:4, 14:5, 14:6 <b>enclosed</b> [1] - 20:21 <b>encourage</b> [2] - 6:1, 25:12 <b>end</b> [3] - 22:7, 37:5, 38:19 <b>enforced</b> [1] - 20:17 <b>enhancement</b> [4] - 28:17, 29:5, 29:18, 30:16 <b>Enhancement</b> [2] -</p>	<p><b>early</b> [1] - 7:19 <b>easier</b> [1] - 32:7 <b>East</b> [1] - 9:9 <b>economic</b> [1] - 5:17 <b>economically</b> [1] - 25:18 <b>EDM</b> [1] - 21:11 <b>education</b> [1] - 5:4 <b>effective</b> [1] - 11:2 <b>efficient</b> [2] - 32:8, 32:9 <b>effort</b> [1] - 6:10 <b>either</b> [1] - 3:12 <b>electronic</b> [1] - 21:14 <b>Elements</b> [1] - 10:17 <b>eligibility</b> [1] - 13:14 <b>eligible</b> [3] - 12:20, 13:9, 17:1 <b>eliminate</b> [1] - 13:1 <b>eliminated</b> [1] - 17:2 <b>employees</b> [3] - 14:4, 14:5, 14:6 <b>enclosed</b> [1] - 20:21 <b>encourage</b> [2] - 6:1, 25:12 <b>end</b> [3] - 22:7, 37:5, 38:19 <b>enforced</b> [1] - 20:17 <b>enhancement</b> [4] - 28:17, 29:5, 29:18, 30:16 <b>Enhancement</b> [2] -</p>	<p><b>FAB</b> [9] - 10:3, 10:14, 10:23, 12:16, 12:18, 15:16, 17:3, 30:14, 31:11 <b>FAB-REP</b> [9] - 10:3, 10:14, 10:23, 12:16, 12:18, 15:16, 17:3, 30:14, 31:11 <b>fabric</b> [1] - 6:5 <b>facility</b> [2] - 14:13, 21:20 <b>fact</b> [5] - 18:21, 19:7, 30:18, 33:21, 34:25 <b>Faircloth</b> [3] - 4:8, 4:13, 5:13 <b>fairly</b> [1] - 37:5 <b>fall</b> [1] - 30:9 <b>far</b> [1] - 17:7 <b>fast</b> [1] - 9:13 <b>favor</b> [15] - 8:22, 9:1,</p>	<p><b>18:25, 19:10, 26:3, 26:5, 26:7, 26:9, 26:11, 26:13, 26:14, 28:7, 28:12, 34:6, 38:6</b> <b>feasible</b> [1] - 25:18 <b>February</b> [2] - 8:13, 34:22 <b>February/March</b> [1] - 27:7 <b>feet</b> [8] - 10:13, 13:13, 24:18, 24:25, 25:2, 25:8, 25:13, 25:15 <b>felt</b> [1] - 21:13 <b>fifth</b> [1] - 12:5 <b>fighting</b> [1] - 5:15 <b>figured</b> [1] - 21:15 <b>final</b> [2] - 20:22, 26:23 <b>finally</b> [2] - 35:6, 35:11 <b>finance</b> [1] - 5:24 <b>fine</b> [1] - 22:3 <b>firmed</b> [1] - 19:17 <b>firms</b> [1] - 4:24 <b>first</b> [7] - 3:18, 6:22, 8:12, 9:9, 28:21, 28:22, 34:23 <b>fits</b> [1] - 21:17 <b>five</b> [5] - 14:13, 22:6, 22:7, 22:11, 30:19 <b>five-year</b> [3] - 14:13, 22:6, 22:11 <b>flexibility</b> [1] - 33:7 <b>FLORIDA</b> [1] - 39:3 <b>Florida</b> [5] - 1:9, 1:10, 10:18, 39:7, 39:18 <b>follow</b> [1] - 9:19 <b>food</b> [1] - 29:8 <b>foot</b> [5] - 4:17, 12:10, 12:19, 13:20, 25:14 <b>footage</b> [1] - 13:12 <b>Ford</b> [2] - 6:22, 7:4 <b>foregoing</b> [2] - 38:23, 39:9 <b>forgiven</b> [2] - 22:7, 22:14 <b>forma</b> [1] - 12:2 <b>former</b> [2] - 24:3, 24:15 <b>Forsyth</b> [2] - 35:8, 35:18 <b>forth</b> [1] - 9:25 <b>forward</b> [3] - 32:2, 32:6, 38:3 <b>Fouraker</b> [1] - 6:19 <b>fourth</b> [1] - 22:18 <b>FPR</b> [1] - 1:9 <b>frankly</b> [1] - 32:8 <b>fresh</b> [1] - 29:9 <b>fresh-squeezed</b> [1] - 29:9</p>	<p><b>garage</b> [3] - 35:3, 35:9 <b>General</b> [2] - 1:20, 3:6 <b>generated</b> [1] - 13:24 <b>Genna</b> [1] - 6:19 <b>genres</b> [1] - 12:8 <b>Gibbs</b> [8] - 2:15, 19:11, 21:7, 24:1, 26:4, 27:20, 32:21, 37:12 <b>GIBBS</b> [9] - 1:15, 2:15, 19:12, 21:2, 26:5, 27:22, 32:22, 37:13, 37:17 <b>Gillam</b> [1] - 2:19 <b>GILLAM</b> [1] - 1:13 <b>given</b> [1] - 13:14 <b>glad</b> [2] - 7:24, 38:2 <b>Governance</b> [2] - 32:14, 32:17 <b>grant</b> [4] - 28:17, 29:5, 29:18, 31:10 <b>Grant</b> [1] - 31:11 <b>granting</b> [1] - 28:12 <b>grass</b> [1] - 6:10 <b>grass-roots</b> [1] - 6:10 <b>great</b> [7] - 21:16, 21:18, 21:20, 21:22, 32:10, 32:22, 38:1 <b>greatest</b> [1] - 5:7 <b>ground</b> [1] - 24:10 <b>guarantee</b> [1] - 14:12 <b>guess</b> [2] - 14:19, 27:16</p>

<p><b>guidelines</b> [2] - 12:16, 12:18 <b>GUY</b> [1] - 1:19 <b>Guy</b> [1] - 3:4</p>	<p>23:1, 23:3, 23:6, 36:24 <b>included</b> [1] - 22:24 <b>includes</b> [1] - 25:2 <b>including</b> [2] - 10:17, 14:4 <b>income</b> [3] - 5:3, 5:19, 6:8 <b>Independent</b> [1] - 19:25 <b>indicated</b> [2] - 18:19, 35:23 <b>industry</b> [1] - 24:12 <b>inequality</b> [1] - 6:9 <b>influence</b> [1] - 5:7 <b>information</b> [1] - 19:20 <b>initial</b> [1] - 12:2 <b>inside</b> [2] - 19:8, 24:19 <b>installation</b> [1] - 12:14 <b>instead</b> [2] - 17:3, 33:8 <b>insurance</b> [2] - 12:12, 23:21 <b>intellectual</b> [1] - 24:5 <b>intend</b> [2] - 31:15, 32:15 <b>interconnected</b> [1] - 7:13 <b>interior</b> [2] - 11:21, 25:6 <b>introduce</b> [1] - 2:10 <b>Investment</b> [1] - 2:4 <b>issue</b> [4] - 18:3, 31:4, 32:11, 34:5 <b>issues</b> [3] - 6:21, 17:11, 31:21 <b>item</b> [3] - 7:15, 28:16, 38:18 <b>items</b> [2] - 13:9, 16:22 <b>itself</b> [1] - 9:21</p>	<p><b>June</b> [1] - 35:21</p>	<p><b>LLC</b> [1] - 29:6 <b>Lofts</b> [4] - 17:8, 17:9, 17:18, 17:24 <b>log</b> [1] - 20:2 <b>long-range</b> [1] - 24:7 <b>look</b> [6] - 4:5, 12:17, 12:19, 21:12, 33:21, 33:23 <b>looked</b> [2] - 16:5, 16:15 <b>looking</b> [4] - 13:11, 13:21, 16:21, 16:22 <b>looks</b> [1] - 23:22 <b>LORI</b> [1] - 1:18 <b>love</b> [1] - 5:22</p>	<p>30:4, 30:8, 30:23, 32:22, 32:25, 33:15, 33:17, 33:19, 34:2, 36:7, 37:11, 37:13, 37:17, 37:19, 37:21, 37:23, 37:25 <b>Member</b> [4] - 1:14, 1:15, 1:15, 1:16 <b>member</b> [9] - 2:14, 2:16, 2:18, 2:20, 2:22, 2:24, 3:20, 6:16, 7:21 <b>MEMBERS</b> [10] - 1:12, 8:23, 8:25, 25:25, 28:8, 28:10, 34:7, 34:9, 38:7, 38:9 <b>members</b> [3] - 3:1, 17:18, 25:21 <b>mention</b> [2] - 17:12, 18:10 <b>mentioned</b> [3] - 11:6, 12:24, 24:16 <b>menu</b> [1] - 29:9 <b>met</b> [2] - 11:5, 28:24 <b>Metropolitan</b> [1] - 27:4 <b>microphone</b> [1] - 3:24 <b>million</b> [10] - 7:11, 8:2, 15:18, 15:23, 22:22, 23:20, 23:23, 23:24, 36:14, 37:8 <b>minded</b> [1] - 6:7 <b>minimal</b> [2] - 27:17, 31:12 <b>minimum</b> [1] - 13:25 <b>minus</b> [1] - 24:21 <b>minute</b> [1] - 25:3 <b>minutes</b> [2] - 3:21, 8:14 <b>missed</b> [1] - 15:14 <b>missing</b> [1] - 32:5 <b>modification</b> [1] - 30:17 <b>moment</b> [2] - 31:6, 31:14 <b>Mondays</b> [1] - 11:23 <b>month</b> [2] - 22:1, 27:7 <b>MOODY</b> [10] - 1:16, 2:25, 8:18, 14:25, 15:5, 26:13, 28:5, 30:4, 34:2, 37:25 <b>moody</b> [1] - 8:20, 14:24, 15:4, 15:12, 17:5, 18:19, 26:12, 28:4, 30:6, 34:1, 37:24 <b>Moody</b> [1] - 2:25 <b>motion</b> [5] - 8:17, 8:20, 14:19, 29:25, 30:5</p>
<p><b>H</b></p>		<p><b>K</b></p>		
<p><b>half</b> [1] - 12:3 <b>Hall</b> [1] - 10:19 <b>handle</b> [2] - 9:10, 34:16 <b>happy</b> [3] - 14:15, 29:20, 34:20 <b>hard</b> [3] - 5:15, 19:16, 31:25 <b>Hardwick</b> [5] - 9:4, 18:10, 26:19, 26:21, 28:15 <b>head</b> [1] - 2:9 <b>headquarters</b> [1] - 35:2 <b>health</b> [1] - 29:8 <b>hear</b> [2] - 4:4, 27:1 <b>held</b> [2] - 1:6, 11:22 <b>help</b> [1] - 8:4 <b>historic</b> [1] - 16:25 <b>history</b> [1] - 19:23 <b>hold</b> [1] - 3:25 <b>home</b> [1] - 6:5 <b>Honey'z</b> [4] - 28:17, 29:5, 29:7, 29:11 <b>hope</b> [1] - 36:15 <b>hopefully</b> [1] - 18:11 <b>hotel</b> [2] - 7:3, 7:10 <b>hour</b> [1] - 14:9 <b>hours</b> [1] - 13:15 <b>housing</b> [2] - 4:16, 4:25</p>		<p><b>KELLEY</b> [16] - 1:19, 3:2, 9:15, 15:19, 16:2, 16:16, 17:16, 19:19, 22:9, 22:15, 23:6, 25:5, 28:19, 30:12, 33:4 <b>Kelley</b> [14] - 3:2, 9:10, 9:14, 14:17, 15:18, 21:10, 22:5, 23:5, 25:9, 25:24, 28:18, 30:9, 31:2, 34:15 <b>kind</b> [5] - 12:7, 19:16, 21:17, 25:11, 32:1 <b>kinds</b> [2] - 12:8, 19:14 <b>known</b> [1] - 33:11</p>	<p><b>M</b></p>	
<p><b>I</b></p>		<p><b>L</b></p>	<p><b>Main</b> [1] - 35:8 <b>Manager</b> [1] - 1:19 <b>Manjola</b> [1] - 11:9 <b>March</b> [5] - 1:6, 2:1, 2:4, 27:7, 39:15 <b>matter</b> [1] - 29:21 <b>maximum</b> [2] - 16:8, 33:14 <b>mayor</b> [1] - 6:1 <b>mayor's</b> [1] - 4:12 <b>mean</b> [1] - 16:5 <b>meaning</b> [1] - 24:23 <b>means</b> [2] - 12:18, 18:4 <b>meant</b> [1] - 22:2 <b>measure</b> [5] - 26:15, 27:11, 30:1, 35:24, 36:2 <b>measures</b> [1] - 13:20 <b>meet</b> [3] - 22:13, 28:23, 29:17 <b>meeting</b> [16] - 2:5, 4:6, 4:15, 8:14, 15:1, 15:15, 19:4, 20:4, 26:23, 28:22, 31:16, 32:9, 32:17, 37:14, 38:15, 38:22 <b>MEETING</b> [1] - 1:3 <b>meets</b> [2] - 10:14, 14:1 <b>MEMBER</b> [54] - 2:13, 2:15, 2:17, 2:21, 2:23, 2:25, 3:24, 6:17, 8:18, 8:19, 14:25, 15:5, 15:14, 15:20, 16:12, 17:4, 18:1, 18:16, 19:3, 19:12, 21:2, 21:9, 22:12, 22:16, 26:3, 26:5, 26:7, 26:9, 26:11, 26:13, 27:15, 27:22, 27:24, 28:1, 28:3, 28:5, 30:2,</p>	
<p><b>idea</b> [2] - 32:10, 33:21 <b>ignore</b> [1] - 9:23 <b>impact</b> [2] - 5:19, 18:8 <b>implement</b> [3] - 36:20, 36:22, 36:23 <b>Implementation</b> [2] - 34:18, 35:25 <b>important</b> [1] - 4:20 <b>impressed</b> [1] - 21:10 <b>improved</b> [1] - 23:9 <b>improvement</b> [1] - 12:21 <b>improvements</b> [6] - 10:5, 12:13, 13:2, 13:4, 23:17, 23:18 <b>inaudible</b> [1] - 19:6 <b>incentive</b> [3] - 7:9, 31:9, 31:10 <b>include</b> [5] - 22:23,</p>	<p><b>J</b></p> <p><b>JACKSONVILLE</b> [1] - 1:1 <b>Jacksonville</b> [5] - 1:7, 1:9, 5:24, 6:20, 7:17 <b>JEA</b> [1] - 35:2 <b>Jim</b> [1] - 2:21 <b>JIM</b> [1] - 1:14 <b>Jimbo</b> [1] - 7:22 <b>job</b> [1] - 21:22 <b>jobs</b> [3] - 7:4, 7:5, 7:12 <b>JOHN</b> [1] - 1:20 <b>John</b> [1] - 3:5 <b>join</b> [1] - 2:6 <b>joined</b> [1] - 3:10 <b>joining</b> [1] - 31:23 <b>juices</b> [1] - 29:10</p>	<p><b>landlord</b> [3] - 10:25, 11:1, 12:14 <b>language</b> [1] - 23:10 <b>Large</b> [1] - 1:10 <b>Laura</b> [1] - 1:8 <b>layer</b> [1] - 16:13 <b>learn</b> [1] - 6:7 <b>lease</b> [6] - 12:9, 12:10, 12:12, 17:20, 30:19, 30:21 <b>left</b> [2] - 14:23, 36:14 <b>legislation</b> [3] - 5:11, 5:16, 35:14 <b>length</b> [1] - 12:12 <b>less</b> [3] - 16:4, 16:6, 25:16 <b>lesser</b> [3] - 12:19, 13:21, 33:13 <b>letter</b> [1] - 4:12 <b>level</b> [1] - 5:3 <b>levels</b> [1] - 5:3 <b>Library</b> [1] - 1:8 <b>license</b> [1] - 23:23 <b>life</b> [1] - 18:9 <b>lifelong</b> [1] - 7:16 <b>lighting</b> [1] - 16:23 <b>limit</b> [2] - 13:19, 16:8 <b>limitation</b> [2] - 13:15, 16:13 <b>line</b> [3] - 13:8, 16:22, 37:14 <b>lined</b> [1] - 11:25 <b>liquor</b> [1] - 23:23 <b>lists</b> [1] - 12:23 <b>live</b> [5] - 10:6, 10:12, 10:15, 11:22, 25:6 <b>Live</b> [1] - 10:11 <b>lives</b> [1] - 5:20</p>		

<p><b>motioned</b> [1] - 9:11 <b>move</b> [4] - 30:2, 32:2, 32:6, 38:3 <b>moved</b> [1] - 8:18 <b>moving</b> [1] - 9:12 <b>MR</b> [33] - 3:2, 3:3, 3:4, 3:5, 3:7, 3:13, 3:18, 3:25, 4:2, 6:12, 6:15, 8:10, 9:15, 15:19, 16:2, 16:16, 17:16, 19:19, 19:24, 22:9, 22:15, 22:24, 23:6, 23:19, 24:20, 25:1, 25:5, 28:19, 28:25, 29:24, 30:12, 33:4, 37:3 <b>MS</b> [9] - 9:8, 26:20, 27:10, 31:5, 32:13, 34:16, 36:1, 36:11, 38:18 <b>much-needed</b> [1] - 15:7 <b>Multipurpose</b> [1] - 1:8 <b>music</b> [12] - 10:12, 10:15, 12:7, 14:8, 17:15, 19:14, 19:15, 21:2, 21:14, 21:18, 25:6 <b>Music</b> [1] - 10:19 <b>Myth</b> [1] - 10:17</p>	<p><b>nights</b> [1] - 7:9 <b>noise</b> [7] - 14:10, 17:11, 18:2, 19:6, 19:13, 20:14 <b>none</b> [2] - 28:1, 31:11 <b>normal</b> [1] - 22:25 <b>North</b> [1] - 1:8 <b>Northbank</b> [2] - 22:19, 34:13 <b>Notary</b> [1] - 1:10 <b>note</b> [1] - 21:11 <b>notes</b> [1] - 39:11 <b>nothing</b> [1] - 38:19 <b>notice</b> [2] - 20:4, 37:6 <b>notification</b> [1] - 6:11 <b>number</b> [3] - 14:3, 33:8, 33:14 <b>numbers</b> [2] - 36:12, 37:9</p>	<p>28:13, 32:5 <b>opposed</b> [3] - 28:9, 34:8, 38:8 <b>order</b> [3] - 2:5, 8:12, 9:3 <b>ordinance</b> [3] - 14:11, 19:7, 20:14 <b>origin</b> [1] - 20:25 <b>outer</b> [1] - 29:16 <b>overall</b> [1] - 17:13 <b>overbearing</b> [1] - 18:7 <b>overworked</b> [1] - 31:25 <b>owned</b> [2] - 23:8, 23:11 <b>owner</b> [2] - 15:22, 25:17 <b>owner/developer</b> [1] - 23:17 <b>owners</b> [1] - 24:3 <b>ownership</b> [3] - 10:22, 11:3, 11:10</p>	<p>13:14, 13:19, 14:14, 15:25, 16:4, 16:7, 16:8, 16:10, 22:10, 22:14, 33:3 <b>percentage</b> [1] - 13:8 <b>perfectly</b> [1] - 21:17 <b>performance</b> [4] - 10:7, 10:16, 13:13, 25:6 <b>performances</b> [2] - 11:22, 12:7 <b>period</b> [3] - 22:11, 23:12, 28:14 <b>permanent</b> [1] - 7:5 <b>phase</b> [2] - 24:8, 35:5 <b>piece</b> [2] - 5:16, 6:9 <b>place</b> [1] - 5:17 <b>placed</b> [1] - 14:7 <b>places</b> [1] - 21:21 <b>plan</b> [3] - 5:9, 5:12, 7:25 <b>Plates</b> [2] - 29:5, 29:8 <b>play</b> [1] - 19:16 <b>playing</b> [1] - 17:14 <b>Pledge</b> [2] - 2:6, 2:8 <b>plus</b> [1] - 24:21 <b>podium</b> [3] - 3:20, 6:16, 19:1 <b>point</b> [3] - 5:5, 25:10, 36:18 <b>points</b> [2] - 13:24, 14:1 <b>politics</b> [1] - 5:11 <b>portion</b> [1] - 8:5 <b>POSEY</b> [3] - 3:3, 28:25, 29:24 <b>Posey</b> [7] - 3:3, 28:19, 28:21, 29:23, 31:3, 31:23, 34:12 <b>positions</b> [1] - 24:10 <b>positive</b> [2] - 15:10, 18:20 <b>potentially</b> [1] - 31:20 <b>precise</b> [1] - 33:6 <b>PRESENT</b> [2] - 1:12, 1:17 <b>present</b> [1] - 26:23 <b>presentation</b> [1] - 10:3 <b>presentations</b> [1] - 9:18 <b>presented</b> [2] - 15:10, 32:16 <b>pretty</b> [3] - 33:10, 34:21 <b>primarily</b> [1] - 27:3 <b>principal</b> [2] - 11:18, 16:17 <b>private</b> [1] - 4:24 <b>pro</b> [1] - 12:2</p>	<p><b>problem</b> [2] - 20:3, 24:5 <b>problems</b> [2] - 21:5, 24:13 <b>proceedings</b> [2] - 38:23, 39:9 <b>Proceedings</b> [1] - 1:6 <b>proceeds</b> [4] - 35:1, 35:3, 35:7, 35:13 <b>process</b> [2] - 16:21, 31:1 <b>processing</b> [1] - 35:14 <b>produce</b> [1] - 7:9 <b>Professional</b> [2] - 39:7, 39:18 <b>Program</b> [1] - 30:15 <b>program</b> [6] - 10:14, 15:22, 16:11, 30:10, 30:11, 30:16 <b>programs</b> [3] - 16:7, 16:14, 31:9 <b>project</b> [21] - 6:24, 9:6, 16:1, 18:20, 20:8, 21:16, 22:22, 25:11, 25:16, 28:15, 32:1, 32:20, 32:23, 33:20, 34:24, 35:5, 35:14, 35:18, 35:20, 36:9, 38:1 <b>projects</b> [1] - 30:24 <b>property</b> [9] - 9:25, 12:14, 23:2, 23:4, 23:7, 23:8, 24:5, 35:1, 35:4 <b>Property</b> [1] - 14:20 <b>proposed</b> [3] - 10:11, 10:13, 17:22 <b>proprietor</b> [1] - 11:8 <b>proprietors</b> [2] - 11:10, 14:13 <b>provide</b> [7] - 6:1, 7:3, 10:8, 13:16, 25:19, 27:18, 33:7 <b>provided</b> [2] - 8:15, 13:14 <b>provides</b> [1] - 31:7 <b>providing</b> [3] - 5:23, 15:22, 36:12 <b>Public</b> [1] - 1:10 <b>public</b> [1] - 3:15 <b>Public/Main</b> [1] - 1:7 <b>publishing</b> [1] - 21:3 <b>pull</b> [1] - 16:3 <b>purpose</b> [2] - 20:18, 25:13 <b>push</b> [1] - 4:8 <b>pushback</b> [1] - 4:23 <b>put</b> [1] - 5:16 <b>putting</b> [1] - 5:1</p>
<b>N</b>	<b>O</b>	<b>P</b>		
<p><b>nail</b> [1] - 19:13 <b>name</b> [9] - 3:22, 4:2, 10:10, 11:4, 19:18, 19:20, 20:23, 20:25, 24:14 <b>national</b> [1] - 5:10 <b>natural</b> [1] - 5:20 <b>nature</b> [1] - 11:16 <b>navigation</b> [1] - 24:7 <b>nays</b> [1] - 8:24 <b>need</b> [4] - 14:21, 18:5, 19:13, 27:13 <b>needed</b> [1] - 15:7 <b>needs</b> [4] - 19:17, 22:18, 38:16, 38:19 <b>negotiate</b> [1] - 28:14 <b>negotiated</b> [1] - 26:24 <b>net</b> [1] - 12:11 <b>new</b> [4] - 4:23, 10:7, 30:9, 35:16 <b>New</b> [1] - 5:15 <b>next</b> [5] - 4:15, 6:15, 7:2, 9:3, 28:16 <b>nice</b> [1] - 28:23 <b>nicely</b> [1] - 15:8 <b>night</b> [1] - 17:14 <b>Nightclub</b> [1] - 10:17</p>	<p><b>o'clock</b> [2] - 14:9, 19:5 <b>obviously</b> [1] - 20:15 <b>OF</b> [4] - 1:1, 39:1, 39:3, 39:4 <b>office</b> [1] - 4:13 <b>Office</b> [2] - 1:20, 3:5 <b>Officer</b> [1] - 1:18 <b>old</b> [1] - 4:22 <b>Oliver</b> [3] - 2:23, 3:19, 4:3 <b>OLIVER</b> [3] - 1:14, 4:2, 6:12 <b>once</b> [1] - 36:18 <b>one</b> [19] - 5:21, 5:22, 6:9, 6:22, 11:4, 12:3, 17:23, 18:17, 18:24, 20:12, 21:24, 23:9, 23:11, 25:17, 28:20, 30:24, 34:16, 34:17, 38:18 <b>one-and-a-half</b> [1] - 12:3 <b>ongoing</b> [1] - 32:4 <b>online</b> [4] - 3:11, 9:5, 16:4, 20:24 <b>open</b> [3] - 6:7, 11:19, 11:24 <b>open-minded</b> [1] - 6:7 <b>operated</b> [1] - 29:11 <b>operating</b> [2] - 13:15, 14:3 <b>operation</b> [2] - 11:13, 11:18 <b>Operations</b> [1] - 1:19 <b>operations</b> [2] - 11:16, 19:15 <b>operator</b> [1] - 30:18 <b>opportunity</b> [3] - 4:18,</p>	<p><b>p.m</b> [7] - 1:7, 2:1, 11:20, 11:25, 20:19, 38:24 <b>package</b> [1] - 8:16 <b>Page</b> [5] - 11:15, 12:23, 13:24, 21:24, 33:3 <b>pages</b> [1] - 33:22 <b>Parking</b> [1] - 27:4 <b>parking</b> [1] - 17:20 <b>Parola</b> [3] - 3:4, 36:11, 37:1 <b>PAROLA</b> [3] - 1:19, 3:4, 37:3 <b>part</b> [2] - 14:6, 30:11 <b>part-time</b> [1] - 14:6 <b>participation</b> [1] - 15:25 <b>particular</b> [4] - 8:4, 8:5, 10:21, 32:20 <b>particularly</b> [2] - 31:21, 33:21 <b>partner</b> [1] - 11:9 <b>passed</b> [1] - 30:25 <b>passes</b> [4] - 26:15, 30:10, 34:10, 38:11 <b>past</b> [2] - 29:13, 29:14 <b>pay</b> [1] - 5:10 <b>paying</b> [2] - 12:11, 16:19 <b>people</b> [2] - 5:1, 5:10 <b>people's</b> [1] - 5:20 <b>per</b> [5] - 7:7, 12:3, 12:4, 12:19, 22:10 <b>percent</b> [12] - 12:20,</p>		

<b>Q</b>	<p><b>relates</b> [1] - 17:11  <b>relief</b> [1] - 5:20  <b>remaining</b> [1] - 30:21  <b>remember</b> [3] - 7:17, 7:19, 7:20  <b>remind</b> [1] - 20:13  <b>REP</b> [9] - 10:3, 10:14, 10:23, 12:16, 12:18, 15:16, 17:3, 30:14, 31:11  <b>REPD</b> [3] - 26:25, 27:1, 27:8  <b>repeal</b> [3] - 4:9, 4:13, 5:12  <b>repealed</b> [1] - 5:16  <b>report</b> [11] - 9:6, 9:17, 9:24, 11:16, 13:25, 18:2, 21:25, 33:2, 33:3, 34:19, 39:9  <b>REPORTER</b> [1] - 39:1  <b>Reporter</b> [2] - 39:8, 39:18  <b>represent</b> [1] - 6:4  <b>representative</b> [1] - 5:14  <b>representatives</b> [1] - 6:3  <b>request</b> [3] - 14:19, 23:12, 33:12  <b>requesting</b> [2] - 26:22, 29:15  <b>require</b> [3] - 16:7, 23:10, 36:3  <b>requirement</b> [6] - 14:1, 14:2, 14:7, 16:18, 22:13, 30:19  <b>requirements</b> [4] - 10:24, 11:4, 12:15, 14:4  <b>resident</b> [1] - 7:17  <b>residents</b> [2] - 17:11, 18:9  <b>resolution</b> [10] - 4:12, 5:23, 6:1, 9:21, 14:18, 27:9, 29:3, 33:1, 34:13, 37:15  <b>Resolution</b> [7] - 9:3, 9:8, 9:14, 9:20, 28:12, 36:4, 38:10  <b>resolved</b> [1] - 9:22  <b>resource</b> [1] - 4:7  <b>response</b> [5] - 8:25, 25:25, 28:10, 34:9, 38:9  <b>restaurant</b> [1] - 29:8  <b>Retail</b> [2] - 14:19, 30:15  <b>REV</b> [1] - 31:11  <b>review</b> [2] - 8:13, 12:25</p>	<p><b>reviewed</b> [1] - 12:9  <b>ripping</b> [1] - 6:5  <b>risk</b> [1] - 23:21  <b>robust</b> [1] - 36:23  <b>rock</b> [1] - 19:15  <b>Ron</b> [1] - 2:25  <b>RON</b> [1] - 1:16  <b>roof</b> [4] - 10:8, 16:25, 25:3, 25:7  <b>rooftop</b> [8] - 10:9, 11:19, 13:16, 14:8, 17:7, 17:12, 19:9, 24:24  <b>room</b> [1] - 7:9  <b>Room</b> [1] - 1:8  <b>rooms</b> [1] - 7:10  <b>roots</b> [1] - 6:10  <b>round</b> [1] - 37:9  <b>rounding</b> [2] - 33:6, 33:12  <b>rubric</b> [1] - 13:23  <b>running</b> [1] - 11:13  <b>Ryan</b> [1] - 35:2</p>	<p><b>settlement</b> [1] - 27:4  <b>seven</b> [6] - 9:1, 26:15, 28:11, 33:22, 34:10, 38:11  <b>share</b> [2] - 17:25, 23:14  <b>shareholders</b> [1] - 5:1  <b>sheet</b> [6] - 9:4, 9:7, 9:18, 26:19, 26:21, 26:24  <b>short</b> [1] - 36:9  <b>shot</b> [1] - 15:6  <b>show</b> [1] - 5:22  <b>shows</b> [1] - 13:7  <b>sic</b> [1] - 20:11  <b>SIC</b> [1] - 37:13  <b>sic</b> [1] - 6:23  <b>sidewalk</b> [4] - 28:17, 29:5, 29:17, 30:16  <b>sidewalks</b> [1] - 36:24  <b>signals</b> [1] - 24:9  <b>similar</b> [1] - 15:8  <b>similar-type</b> [1] - 15:8  <b>similarly</b> [1] - 13:16  <b>simple</b> [2] - 34:21, 36:16  <b>simply</b> [1] - 26:22  <b>single</b> [1] - 12:11  <b>site</b> [1] - 11:14  <b>sixth</b> [1] - 37:14  <b>sized</b> [1] - 7:3  <b>small</b> [1] - 22:17  <b>Solutions</b> [1] - 27:4  <b>solutions</b> [1] - 36:24  <b>someone</b> [1] - 7:24  <b>soon</b> [1] - 18:11  <b>sorry</b> [3] - 14:6, 16:2, 19:19  <b>space</b> [9] - 10:4, 11:11, 12:20, 13:13, 13:18, 24:23, 24:24, 25:6, 29:16  <b>specific</b> [2] - 6:25, 7:1  <b>spin</b> [1] - 21:4  <b>spin-off</b> [1] - 21:4  <b>split</b> [1] - 25:1  <b>sponsorships</b> [1] - 31:14  <b>sprucing</b> [1] - 21:21  <b>square</b> [9] - 10:13, 12:10, 12:19, 13:12, 13:13, 13:20, 25:2, 25:8, 25:15  <b>squeezed</b> [1] - 29:9  <b>staff</b> [2] - 3:2, 3:3, 3:4, 3:8, 3:12, 9:16, 9:24, 11:16, 13:12, 13:25, 18:2, 18:21, 21:25, 30:25, 31:9, 31:13, 31:24, 32:3,</p>	<p>33:2, 33:3  <b>staff's</b> [1] - 27:3  <b>stage</b> [1] - 16:23  <b>stand</b> [2] - 29:4, 36:8  <b>stand-alone</b> [1] - 29:4  <b>standing</b> [2] - 21:1, 27:12  <b>start</b> [2] - 3:15, 14:23  <b>starting</b> [2] - 2:9, 2:11  <b>State</b> [1] - 1:10  <b>STATE</b> [1] - 39:3  <b>state</b> [1] - 3:22  <b>status</b> [1] - 9:6  <b>stenographic</b> [1] - 39:11  <b>stenographically</b> [1] - 39:9  <b>stepped</b> [1] - 5:13  <b>STEVE</b> [1] - 1:19  <b>Steve</b> [2] - 3:2, 19:24  <b>Stockton</b> [1] - 7:22  <b>story</b> [1] - 10:11  <b>Strategic</b> [2] - 34:18, 35:25  <b>Street</b> [3] - 1:8, 8:5, 29:12  <b>street</b> [2] - 34:23, 35:18  <b>streetfront</b> [1] - 13:17  <b>strictly</b> [1] - 10:4  <b>structure</b> [1] - 8:3  <b>structures</b> [1] - 16:24  <b>stuff</b> [1] - 21:19  <b>subcomponent</b> [1] - 30:13  <b>subject</b> [1] - 20:16  <b>submit</b> [1] - 33:22  <b>sufficient</b> [1] - 20:20  <b>suggests</b> [1] - 12:2  <b>Suite</b> [1] - 19:25  <b>summer</b> [1] - 35:22  <b>Sunday</b> [2] - 11:20, 11:24  <b>supplemental</b> [1] - 13:18  <b>support</b> [4] - 8:1, 8:7, 25:22, 33:20  <b>supportive</b> [1] - 20:13  <b>synchronized</b> [1] - 24:9  <b>system</b> [3] - 24:7, 25:19, 35:7</p>	
<b>R</b>	<p><b>Rajta</b> [1] - 11:9  <b>range</b> [1] - 24:7  <b>ranging</b> [1] - 12:8  <b>reach</b> [2] - 4:11, 6:2  <b>read</b> [1] - 5:11  <b>ready</b> [1] - 35:21  <b>real</b> [2] - 15:6, 15:10  <b>really</b> [5] - 12:7, 12:18, 22:8, 31:25, 37:4  <b>reason</b> [1] - 27:2  <b>reasons</b> [1] - 25:20  <b>received</b> [5] - 17:17, 35:1, 35:2, 35:6, 35:17  <b>recently</b> [3] - 9:25, 23:9, 36:12  <b>reception</b> [1] - 29:2  <b>recitation</b> [1] - 2:8  <b>recognizing</b> [1] - 18:3  <b>recommendation</b> [1] - 35:24  <b>recommended</b> [1] - 33:10  <b>reconstruction</b> [1] - 4:21  <b>record</b> [2] - 3:23, 39:10  <b>Records</b> [2] - 21:3, 24:4  <b>redevelop</b> [2] - 7:23, 7:25  <b>REDEVELOPMENT</b> [1] - 1:2  <b>Redevelopment</b> [3] - 8:14, 38:15, 38:22  <b>reduced</b> [2] - 13:19, 30:19  <b>referenced</b> [1] - 25:22  <b>regardless</b> [1] - 31:10  <b>regular</b> [1] - 30:11  <b>regulation</b> [1] - 20:16  <b>rehabilitate</b> [1] - 10:2  <b>reins</b> [1] - 18:6</p>	<b>S</b>	<p><b>saddened</b> [1] - 21:10  <b>Sadowski</b> [1] - 5:6  <b>sale</b> [3] - 35:1, 35:3, 35:7  <b>sandwiches</b> [1] - 29:10  <b>Saturday</b> [1] - 11:20  <b>saw</b> [1] - 9:25  <b>SAWYER</b> [2] - 1:20, 3:5  <b>Sawyer</b> [1] - 3:5  <b>scheduled</b> [2] - 32:14, 32:16  <b>scoring</b> [1] - 13:23  <b>sculptures</b> [1] - 29:11  <b>second</b> [8] - 7:15, 8:19, 8:20, 14:21, 27:13, 30:4, 30:6, 36:3  <b>Secretary</b> [1] - 1:14  <b>see</b> [12] - 3:9, 7:24, 11:15, 12:9, 12:23, 13:24, 16:3, 21:18, 32:2, 32:6, 36:18, 38:2  <b>seeing</b> [1] - 5:19  <b>senators</b> [1] - 6:2  <b>sensitive</b> [1] - 33:5  <b>sent</b> [1] - 4:12  <b>separate</b> [2] - 6:21, 11:2  <b>separately</b> [1] - 16:15  <b>separation</b> [1] - 18:22  <b>serves</b> [1] - 30:18</p>	<p><b>settled</b> [1] - 27:4  <b>seven</b> [6] - 9:1, 26:15, 28:11, 33:22, 34:10, 38:11  <b>share</b> [2] - 17:25, 23:14  <b>shareholders</b> [1] - 5:1  <b>sheet</b> [6] - 9:4, 9:7, 9:18, 26:19, 26:21, 26:24  <b>short</b> [1] - 36:9  <b>shot</b> [1] - 15:6  <b>show</b> [1] - 5:22  <b>shows</b> [1] - 13:7  <b>sic</b> [1] - 20:11  <b>SIC</b> [1] - 37:13  <b>sic</b> [1] - 6:23  <b>sidewalk</b> [4] - 28:17, 29:5, 29:17, 30:16  <b>sidewalks</b> [1] - 36:24  <b>signals</b> [1] - 24:9  <b>similar</b> [1] - 15:8  <b>similar-type</b> [1] - 15:8  <b>similarly</b> [1] - 13:16  <b>simple</b> [2] - 34:21, 36:16  <b>simply</b> [1] - 26:22  <b>single</b> [1] - 12:11  <b>site</b> [1] - 11:14  <b>sixth</b> [1] - 37:14  <b>sized</b> [1] - 7:3  <b>small</b> [1] - 22:17  <b>Solutions</b> [1] - 27:4  <b>solutions</b> [1] - 36:24  <b>someone</b> [1] - 7:24  <b>soon</b> [1] - 18:11  <b>sorry</b> [3] - 14:6, 16:2, 19:19  <b>space</b> [9] - 10:4, 11:11, 12:20, 13:13, 13:18, 24:23, 24:24, 25:6, 29:16  <b>specific</b> [2] - 6:25, 7:1  <b>spin</b> [1] - 21:4  <b>spin-off</b> [1] - 21:4  <b>split</b> [1] - 25:1  <b>sponsorships</b> [1] - 31:14  <b>sprucing</b> [1] - 21:21  <b>square</b> [9] - 10:13, 12:10, 12:19, 13:12, 13:13, 13:20, 25:2, 25:8, 25:15  <b>squeezed</b> [1] - 29:9  <b>staff</b> [2] - 3:2, 3:3, 3:4, 3:8, 3:12, 9:16, 9:24, 11:16, 13:12, 13:25, 18:2, 18:21, 21:25, 30:25, 31:9, 31:13, 31:24, 32:3,</p>	<p><b>T</b></p> <p><b>table</b> [4] - 2:10, 12:23, 13:7, 37:7  <b>team</b> [1] - 10:22  <b>tearing</b> [1] - 4:22  <b>temporary</b> [2] - 14:5,</p>



<p>14:6  <b>tenant</b> [11] - 10:4, 10:5, 10:24, 11:1, 11:11, 12:11, 12:13, 12:21, 13:2, 13:3, 23:17  <b>term</b> [8] - 9:4, 9:6, 9:17, 24:6, 24:11, 26:19, 26:21, 26:24  <b>text</b> [1] - 20:25  <b>texting</b> [1] - 20:5  <b>THE</b> [69] - 2:3, 2:9, 2:19, 3:9, 3:14, 3:21, 6:13, 8:9, 8:11, 8:20, 8:24, 9:1, 9:11, 14:17, 15:3, 15:12, 18:14, 19:2, 19:11, 21:7, 22:17, 23:3, 23:14, 24:17, 24:22, 25:9, 26:1, 26:4, 26:6, 26:8, 26:10, 26:12, 26:14, 27:8, 27:11, 27:20, 27:23, 27:25, 28:2, 28:4, 28:6, 28:9, 28:11, 28:21, 29:21, 29:25, 30:5, 31:2, 31:18, 32:18, 32:24, 33:16, 33:18, 34:1, 34:4, 34:8, 34:10, 35:23, 36:2, 37:12, 37:16, 37:18, 37:20, 37:22, 37:24, 38:1, 38:8, 38:10, 38:20  <b>Theatre</b> [1] - 10:18  <b>themselves</b> [1] - 2:11  <b>thoughtful</b> [1] - 18:12  <b>three</b> [6] - 3:21, 12:4, 23:24, 29:14, 30:20  <b>three-quarters</b> [1] - 23:24  <b>three-year</b> [1] - 30:20  <b>throughout</b> [1] - 7:12  <b>TI</b> [1] - 15:16  <b>TID</b> [1] - 34:13  <b>tighten</b> [1] - 18:5  <b>Timer</b> [1] - 6:11  <b>today</b> [6] - 8:12, 8:15, 9:18, 20:19, 29:4, 38:14  <b>today's</b> [1] - 10:2  <b>Todd</b> [1] - 2:13  <b>TODD</b> [1] - 1:15  <b>tool</b> [1] - 4:7  <b>top</b> [1] - 16:14  <b>total</b> [10] - 13:20, 15:16, 15:22, 15:24, 15:25, 20:7, 22:22, 23:19, 23:25, 37:8  <b>toward</b> [1] - 8:2</p>	<p><b>towards</b> [1] - 13:8  <b>Towns</b> [1] - 29:13  <b>Trace</b> [1] - 6:19  <b>trademark</b> [1] - 24:5  <b>traffic</b> [1] - 4:17  <b>transcript</b> [1] - 39:10  <b>transfer</b> [1] - 35:15  <b>transmitters</b> [1] - 24:10  <b>tried</b> [1] - 7:22  <b>Tropia</b> [3] - 1:9, 39:7, 39:18  <b>true</b> [1] - 39:10  <b>trying</b> [2] - 4:16, 33:5  <b>Tuesday</b> [1] - 11:19  <b>Tuesdays</b> [1] - 11:24  <b>twice</b> [1] - 16:19  <b>two</b> [7] - 6:21, 10:11, 11:2, 13:22, 34:23, 35:12, 35:17  <b>two-story</b> [1] - 10:11  <b>two-way</b> [2] - 34:23, 35:17  <b>Type</b> [1] - 12:17  <b>type</b> [3] - 11:13, 15:8, 25:12  <b>typically</b> [1] - 11:23  <b>typo</b> [4] - 9:21, 21:24, 22:17, 37:15</p>	<p><b>venue</b> [4] - 10:6, 10:7, 10:10, 10:12  <b>version</b> [2] - 36:16, 36:17  <b>Vice</b> [1] - 1:13  <b>view</b> [1] - 25:10  <b>viewed</b> [1] - 13:12  <b>visitors</b> [1] - 7:7  <b>voice</b> [4] - 28:6, 34:5, 38:4  <b>vote</b> [9] - 15:2, 25:24, 26:2, 27:9, 28:6, 34:5, 38:4, 38:19  <b>VyStar</b> [2] - 35:3, 35:9</p>	<p><b>years</b> [6] - 22:8, 29:14, 30:19, 30:20, 35:12, 37:7  <b>York</b> [1] - 5:15</p>
<b>Z</b>			
<p><b>Zamirah</b> [1] - 29:13  <b>zero</b> [5] - 9:2, 26:15, 28:11, 34:11, 38:11  <b>Zoom</b> [1] - 3:10</p>			
<b>W</b>			
<p><b>wall</b> [1] - 17:25  <b>Ward</b> [1] - 27:16  <b>warm</b> [1] - 29:1  <b>wave</b> [1] - 24:9  <b>Wednesday</b> [2] - 1:6, 11:24  <b>week</b> [2] - 12:3, 12:5  <b>welcome</b> [1] - 28:22  <b>West</b> [2] - 8:4, 29:12  <b>whereas</b> [1] - 22:18  <b>wholehearted</b> [1] - 8:7  <b>wholeheartedly</b> [1] - 8:1  <b>widened</b> [1] - 36:24  <b>wish</b> [2] - 27:1, 34:20  <b>wondering</b> [2] - 21:4, 30:23  <b>Worsham</b> [9] - 2:17, 8:21, 19:2, 26:6, 27:14, 30:5, 32:24, 33:5, 37:18  <b>WORSHAM</b> [10] - 1:13, 2:17, 8:19, 19:3, 26:7, 27:15, 30:2, 32:25, 33:15, 37:19  <b>worth</b> [1] - 7:11  <b>worthwhile</b> [1] - 6:23  <b>write</b> [1] - 24:18  <b>write-up</b> [1] - 24:18</p>			
<b>X</b>			
<p><b>XZAVIER</b> [1] - 1:20  <b>Xzavier</b> [1] - 3:7</p>			
<b>Y</b>			
<p><b>year</b> [12] - 7:7, 12:5, 14:13, 14:14, 22:6, 22:10, 22:11, 22:13, 23:9, 23:11, 29:13, 30:20</p>			
<b>U</b>			
<p><b>U.S</b> [1] - 6:2  <b>Ultimate</b> [1] - 7:13  <b>unanimous</b> [1] - 15:3  <b>unanimously</b> [1] - 27:19  <b>under</b> [4] - 13:1, 17:3, 18:11, 30:9  <b>Underbelly</b> [1] - 10:19  <b>underneath</b> [2] - 30:14  <b>up</b> [20] - 4:17, 4:22, 4:25, 10:8, 12:1, 12:4, 16:3, 18:5, 19:8, 19:17, 21:12, 21:22, 24:18, 31:14, 32:12, 32:16, 33:12, 37:7, 38:2, 38:18  <b>upcoming</b> [1] - 37:6  <b>Urban</b> [1] - 7:13  <b>usable</b> [2] - 24:23, 24:25  <b>utilize</b> [1] - 4:7  <b>utilizes</b> [1] - 24:8</p>			
<b>V</b>			
<p><b>value</b> [2] - 23:8, 37:8  <b>variety</b> [1] - 12:6</p>			

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, March 16, 2022,  
commencing at 2:37 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:

BRAXTON GILLAM, Chairman.  
CAROL WORSHAM, Vice Chair.  
JIM CITRANO, Secretary.  
OLIVER BARAKAT, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
ANTONIO POSEY, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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3

1 I'm not going to give you a full report on  
2 it now either.  
3 We did take this to the SIC committee.  
4 They spent some time discussing it. The  
5 recommendation you have is the revised  
6 resolution and the revised org chart as it came  
7 out of the SIC committee.

8 We have eliminated one of the positions,  
9 at least temporarily, that I had suggested,  
10 which is the downtown capital project and  
11 capital maintenance coordinator because the  
12 Department of Public Works has someone that is  
13 functioning or is intended to function in that  
14 capacity. And so we are going to see if that  
15 resolves our concerns and solves our needs in  
16 that area and are not looking to hire that  
17 position as a DIA position at this time.

18 The recommendation that came to you from  
19 SIC was that we be allowed -- we, as staff, be  
20 allowed to spend up to \$500,000 in the current  
21 budget from already-available funds in the CRA.  
22 So not asking for any General Fund dollars.  
23 This will use some of the savings that we're  
24 realizing as a part of the MPS settlement, but  
25 to use some portion of that savings to hire up  
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2

1 P R O C E E D I N G S  
2 March 16, 2022 2:37 p.m.

3 - - -

4 THE CHAIRMAN: I'll open the Downtown  
5 Investment Authority meeting. And we'll begin  
6 by review of the -- and discussion of the  
7 minutes from February 23, 2022. It should be  
8 in your packages.

9 Could I have a motion?

10 BOARD MEMBER MOODY: So moved.

11 BOARD MEMBER WORSHAM: Second.

12 THE CHAIRMAN: Motion by Mr. Moody, and  
13 second by Ms. Worsham.

14 All those in favor, say aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: Any opposed?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Measure passes. Meeting  
19 minutes from February 23, 2022, are approved.

20 First order of business for the dia  
21 meeting is Resolution 2022-0303. It's the DIA  
22 staffing issue, the one that Ms. Boyer was  
23 going to give us a full report on last meeting  
24 when I cut her short.

25 Ms. Boyer.

MS. BOYER: Thank you, Mr. Chairman.  
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4

1 to six positions.

2 So you see the six remaining positions.  
3 And the priority order is that we would -- the  
4 first position we would fill, if possible,  
5 would be the parking manager position.

6 THE CHAIRMAN: Thank you, Ms. Boyer.

7 I know it's been a long time coming. We  
8 had discussion for some time now about the  
9 needs of the staff. And I know some of you  
10 were here for SIC on Monday. I missed that  
11 meeting.

12 Mr. Froats, do you have any questions or  
13 comments for Ms. Boyer?

14 BOARD MEMBER FROATS: I'm just curious  
15 what the second page is for.

16 MS. BOYER: There are two pages on the  
17 chart. The first page reflects what we  
18 currently have. This is the staff we have  
19 right now and how they report. The second page  
20 is how I would build out that staffing and  
21 how -- the different functions across the top  
22 and how they would report.

23 BOARD MEMBER FROATS: Thank you.

24 My only comment would be that, you know,  
25 we kind of spearheaded this a while back,

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5

1 asking for Ms. Boyer to do this because we all  
2 recognize that we are short-staffed and we have  
3 a lot of activity going on and it's necessary.

4 So I don't know exactly which positions --  
5 we're going to rely on Ms. Boyer for that --  
6 but I do know that we definitely need to add  
7 some staff to this team. They've been doing a  
8 great job. They're working hard. And we don't  
9 want to hold up projects because we don't have  
10 the staff to do it. So I think it's essential  
11 that we do something similar to this.

12 Thank you.

13 THE CHAIRMAN: Thank you, Mr. Froats.  
14 Mr. Gibbs.

15 BOARD MEMBER GIBBS: I attended the SIC  
16 meeting, and we vetted this fairly well. So  
17 I'm glad to see that we will have additional  
18 team members and take the load off our  
19 overworked staff now.

20 THE CHAIRMAN: Ms. Worsham.

21 BOARD MEMBER WORSHAM: I'm in favor of  
22 additional staff. So our action is actually  
23 encouraging City Council to fund the new  
24 positions -- and the mayor -- correct? That's  
25 what we're voting on?

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1 MS. BOYER: It's encouraging them to allow  
2 or authorize the positions.

3 The positions could be funded through our  
4 own resources, but we need to have the  
5 authorization to have additional employees.

6 BOARD MEMBER WORSHAM: Yes. And I  
7 understand the need and the urgency for  
8 additional staff to support the mission.

9 THE CHAIRMAN: Thank you, Ms. Worsham.  
10 Mr. Citrano.

11 BOARD MEMBER CITRANO: I was in the  
12 conversation at committee, and so I don't have  
13 any questions or comments.

14 THE CHAIRMAN: Mr. Barakat.

15 MR. BARAKAT: I was also at SIC. I just  
16 want to point out that the elimination of the  
17 downtown capital projects coordinator -- I want  
18 to emphasize is not to minimize the importance  
19 of that in any way. It's only because Public  
20 Works has somebody that will focus on that.

21 But we did ask Ms. Boyer to monitor that  
22 and report back to the board. If we don't  
23 believe downtown is getting the necessary  
24 attention that this individual thinks we -- we  
25 would like him to provide, that we'd reconsider

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7

1 this position in the not-too-distant future.

2 The point being, if more residents are  
3 attracted to downtown, they pay attention to  
4 the details of hardscape and landscapes or lack  
5 thereof. And so this position, I believe, will  
6 be very critical and essential to retaining  
7 residential tenants as more and more move  
8 downtown.

9 So I just wanted to call that out, that  
10 the position is important. And hopefully  
11 Public Works will be a good partner in this  
12 endeavor.

13 THE CHAIRMAN: Thank you, Mr. Barakat.  
14 Mr. Moody.

15 BOARD MEMBER MOODY: So we're looking for  
16 at least five positions; is that what we're  
17 voting on?

18 THE CHAIRMAN: Six.

19 BOARD MEMBER MOODY: Six? Okay. No other  
20 questions.

21 THE CHAIRMAN: I would add to the comments  
22 from the SIC committee members, this is  
23 something that we've been talking about for a  
24 long time. I mean, we've had a number of  
25 developers come to us and complain that we've

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8

1 not been able to be as responsive as they would  
2 like us to be. And I think the only way we can  
3 do this is to add more staff. We've already  
4 got staff working, you know, full-time and  
5 maybe more than full-time, so this is needed.

6 I want to echo Mr. Barakat's comments.  
7 You know, the reduction of downtown projects  
8 and maintenance coordinator position, I  
9 wondered when I first saw that position how  
10 that would interface with Public Works because  
11 Public Works really has that responsibility  
12 already anyway.

13 But I'm worried about it because we've got  
14 projects like, you know, One Riverside that  
15 we've got all the initiative in order to move  
16 forward, you know, moving that creek as they  
17 continue their demolition. And I do think  
18 that's an important position. Hopefully, we  
19 can continue to interface with Public Works in  
20 a way and we can meet those needs and goals.

21 But no need to keep talking about it, so I  
22 agree with Mr. Barakat.

23 This matter comes before us as -- on a  
24 committee motion, so it doesn't need a second.  
25 I think I'll vote individually.

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1 Mr. Froats, how do you vote?  
 2 BOARD MEMBER FROATS: I'm in favor.  
 3 THE CHAIRMAN: Mr. Gibbs.  
 4 BOARD MEMBER GIBBS: I'm in favor.  
 5 THE CHAIRMAN: Ms. Worsham.  
 6 BOARD MEMBER WORSHAM: In favor.  
 7 THE CHAIRMAN: Mr. Citrano.  
 8 BOARD MEMBER CITRANO: In favor.  
 9 THE CHAIRMAN: Mr. Barakat.  
 10 BOARD MEMBER BARAKAT: In favor.  
 11 THE CHAIRMAN: Mr. Moody.  
 12 BOARD MEMBER MOODY: In favor.  
 13 THE CHAIRMAN: I'm also in favor.  
 14 And so, to Ms. Boyer, this now will have  
 15 to be put in legislation and go to City  
 16 Council; is that correct?  
 17 MS. BOYER: Yes. There are really several  
 18 approaches we could take.  
 19 One approach would be that it simply gets  
 20 added to next year's budget request, which if  
 21 it -- if that is the case, that will delay  
 22 effectiveness until October before we would  
 23 even start interviewing for those positions.  
 24 Another approach would be stand-alone  
 25 legislation.

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1 parking spaces both for employees and also  
 2 parking spaces for customers, visitors, patrons  
 3 that would be coming in. So they are paying  
 4 the standard adopted rate that we have  
 5 established for both of those categories.  
 6 So their monthly parking rate would be the  
 7 same monthly parking rate that everyone else  
 8 pays, and their hourly parking rate for people  
 9 who come on an hourly basis would be reimbursed  
 10 at that same rate. They will just have a  
 11 ticket system whereby they'll pay us on an  
 12 hourly basis for all the hourly tickets that  
 13 were collected.  
 14 But there is no request for any change in  
 15 rate structure, no discount. It simply  
 16 accompanies the lease agreement that is being  
 17 filed.  
 18 THE CHAIRMAN: Thank you, Ms. Boyer.  
 19 Since this doesn't come from a committee,  
 20 we need a motion and a second.  
 21 BOARD MEMBER WORSHAM: I'll move to  
 22 approve.  
 23 BOARD MEMBER GIBBS: Mr. Chair, this did  
 24 come to SIC.  
 25 THE CHAIRMAN: Comes from REPD or SIC?

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1 And then a third option would be, since we  
 2 intend to have the BID and CRA update filed in  
 3 April, we could attach this as part of the BID  
 4 and CRA update, where we ask for them to  
 5 consider the positions when they're considering  
 6 kind of our overall plan and mission. So it  
 7 might be appropriate to do it at that time.  
 8 THE CHAIRMAN: So for my two cents' worth,  
 9 I'd agree with that. Also, if you would, if  
 10 you keep the board members noticed as when that  
 11 issue would come before City Council. I think,  
 12 you know, one or more of us may want to be  
 13 there when City Council takes that measure up.  
 14 MS. BOYER: Absolutely.  
 15 THE CHAIRMAN: Next order of business is  
 16 Resolution 2022-03-04, the Mayo Clinic parking  
 17 agreement.  
 18 Ms. Boyer.  
 19 MS. BOYER: Thank you.  
 20 This is a relatively straightforward  
 21 parking agreement. This relates to the Ed Ball  
 22 building. Mayo is leasing space in the Ed Ball  
 23 building. That lease was negotiated by the  
 24 City's Real Estate Division.

As part of that lease, they requested  
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1 BOARD MEMBER GIBBS: SIC.  
 2 THE CHAIRMAN: Thank you, Mr. Gibbs.  
 3 Since this comes from SIC, it doesn't need  
 4 a second.  
 5 And I'll ask if anybody has any questions,  
 6 starting with Mr. Moody.  
 7 BOARD MEMBER MOODY: No questions.  
 8 THE CHAIRMAN: Mr. Barakat.  
 9 BOARD MEMBER BARAKAT: No questions.  
 10 THE CHAIRMAN: Mr. Citrano.  
 11 BOARD MEMBER CITRANO: None for me.  
 12 THE CHAIRMAN: Ms. Worsham.  
 13 BOARD MEMBER WORSHAM: No.  
 14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: Do they have any idea  
 16 how many spaces they need?  
 17 MS. BOYER: I believe it is -- I don't  
 18 know if Mr. Crescimbeni is in the meeting or if  
 19 we have -- and we don't have it included in  
 20 this. If you give me just a minute, I can find  
 21 it for you because it is part of the parking  
 22 agreement that is drafted. It's just the  
 23 parking agreement is not attached here. Let me  
 24 pull it up on my computer.

THE CHAIRMAN: Mr. Parola has his hand  
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1 raised.  
 2 Mr. Parola.  
 3 MS. BOYER: Oh, good.  
 4 MR. PAROLA: They're looking for six  
 5 spaces for their staff, where they'll have  
 6 their actual key cards. And then, as you know,  
 7 it functions as a public parking garage. So as  
 8 they come in and out -- and that will fluctuate  
 9 in terms of their customers.  
 10 BOARD MEMBER GIBBS: Thank you.  
 11 THE CHAIRMAN: Mr. Froats.  
 12 BOARD MEMBER FROATS: No questions.  
 13 THE CHAIRMAN: I'll call for a vote, then.  
 14 Mr. Froats, how do you vote?  
 15 BOARD MEMBER FROATS: In favor.  
 16 THE CHAIRMAN: Mr. Gibbs.  
 17 BOARD MEMBER GIBBS: I'm in favor.  
 18 THE CHAIRMAN: Ms. Worsham.  
 19 BOARD MEMBER WORSHAM: In favor.  
 20 THE CHAIRMAN: Mr. Citrano.  
 21 BOARD MEMBER CITRANO: In favor.  
 22 THE CHAIRMAN: Mr. Barakat.  
 23 BOARD MEMBER BARAKAT: In favor.  
 24 THE CHAIRMAN: Mr. Moody.  
 25 BOARD MEMBER MOODY: In favor.

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1 THE CHAIRMAN: And I'm as well.  
 2 So the measure, 2022-03-04, the Mayo  
 3 Clinic parking agreement, passes seven-zero.  
 4 Next order of business is Resolution  
 5 2022-03-05, the Furchgott's building DPRP.  
 6 Mr. Kelley.  
 7 MR. KELLEY: Thank you, Mr. Chair.  
 8 2022-03-05 is brought before the board  
 9 today as a request under the Downtown  
 10 Preservation and Revitalization Program. The  
 11 applicant is Lotus Commercial USA, LLC, which  
 12 is comprised of Mr. James and Ms. Soo Gilvarry.  
 13 I see that Ms. Gilvarry is here with us, should  
 14 she be -- I need to call -- address any  
 15 specific questions.  
 16 So the project is the Furchgott's  
 17 building, located at 128 West Adams Street.  
 18 Those familiar with this particular building  
 19 will recognize that it's on the corner of Adams  
 20 and Hogan Street. So it has a very prominent  
 21 spot within one of our FAB-REP districts, which  
 22 is integral to what we will be discussing  
 23 today.  
 24 The building is 65,000 square feet. Total  
 25 development costs are 17.7 million as

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1 underwritten, which is \$272.48, which -- back  
 2 to your earlier point, Mr. Chair -- includes  
 3 acquisition costs of the building.  
 4 The recommendation, as you see on Page 1  
 5 of the staff report, is a historic  
 6 preservation, restoration, and rehabilitation  
 7 forgivable loan in the amount of 2,846,162; a  
 8 code compliance forgivable loan in the amount  
 9 of 2,874,390; and the DPRP deferred principal  
 10 loan of 1,430,138. So all in, this DPRP  
 11 package is 7,150,688, which is the equivalent  
 12 of \$110 a square foot towards these development  
 13 costs.  
 14 So this property will be redeveloped such  
 15 that the Floors 2 through 5 will be residential  
 16 units, ten units per floor, for 40 units total.  
 17 The ground floor will comprise 3,872 total  
 18 square feet of retail usage.  
 19 In SIC there was a question about that  
 20 total and whether that is accurate or not.  
 21 I've met with the owner/developers and have  
 22 confirmed that what you see on Page 2 of the  
 23 staff report for retail suite A, B, and C, the  
 24 total 3,872 square feet is accurate. It is  
 25 approximately just under 40 percent of that

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1 total square footage, which is 10,000  
 2 approximately per floor plate.  
 3 You can see there as well in that graphic  
 4 image that some of the space on the first  
 5 floor, that commercial office space, in fact,  
 6 may be used as kind of like an office co-work  
 7 space for tenants that need somewhere to hold a  
 8 meeting or to have access to a little bit more  
 9 space than within their units to conduct their  
 10 business. So that's -- all of that is  
 11 effectively amenity space for their tenants.  
 12 So those familiar with this building will  
 13 also recall that there's a basement. They  
 14 don't have specific plans for that basement  
 15 today other than some storage space likely to  
 16 be installed down there for tenant use. And  
 17 there may be future retail activity or  
 18 commercial activity in that basement as well.  
 19 As I mentioned before, the development  
 20 team for Lotus Commercial USA is Mr. and  
 21 Ms. James and Soo Gilvarry. They have put  
 22 together a nice development team, including  
 23 NineOaks Development, which is Jason Perry and  
 24 Joe Grippi. They're working with Jason, doing  
 25 a great job putting together the application

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1 package that was submitted. Danis Construction  
2 would be the GC on this. Robbins Design  
3 Studio, architect, and others as listed here.  
4 Employing a lot of Jacksonville third parties  
5 to help with this development effort.

6 The five-story building was constructed in  
7 1941 as Furchgott's Department Store. The  
8 building was landmarked locally in 2021 under  
9 Ordinance 2021-0657, so it does have its  
10 landmark status. They are not pursuing  
11 historic tax credits, so it does not require  
12 going through the National Park Service Part 1  
13 and Part 2 application process.

14 All that is required is a COA by the  
15 Historic Preservation Commission. So we have  
16 in here the condition, conceptual approval  
17 provided by HPS, beginning on Page 4, that  
18 discusses some of the requirements that they  
19 would look for in the renovation of this  
20 building.

21 In the pro forma operations beginning on  
22 Page 5, we see that their pro forma rents start  
23 at -- or average \$2.38 per square foot.

24 Through the Chair to Mr. Barakat, I did go  
25 back and look at some square footages of  
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1 apartments, and I defer to your expertise. You  
2 are correct, these are a little bit smaller in  
3 most respects to some of the competition in  
4 downtown. So thank you for pointing that out.

5 And let's see, what else did I want to  
6 point out here?

7 All the way on Page 7, you see the  
8 modeling parameters that you are accustomed to  
9 seeing when we put together a DPRP proposal,  
10 just showing that it meets all of the  
11 parameters of the DPRP program such as  
12 developer equity. Where the minimum is  
13 10 percent, the developer is proposing  
14 15 percent, which opens the opportunity for  
15 funding to go all the way up to 50 percent of  
16 total development costs, although here they are  
17 represented at 39.8 percent of total  
18 development costs.

19 The ROI on this development is 0.51, which  
20 also just exceeds the required minimum of 0.50.

21 If the board would turn your attention to  
22 the Exhibit A term sheet to the resolution,  
23 there's a couple of points that I would like to  
24 call your attention to there.

25 Specifically, on -- in the Exhibit A, on  
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1 Page 4, underneath the "Budget" category, you  
2 see the funding categories which represent the  
3 funding category minimums for each of the  
4 components of the DPRP loan components. So the  
5 interior rehabilitation, interior restoration,  
6 exterior, and general requirements all comprise  
7 the cost factors associated with the HPRR loan.

8 And so in each one of those funding  
9 categories, as you have seen in earlier DPRP  
10 packages, we're looking for how they approach  
11 the development of those projects to match up  
12 with what we've reviewed in the construction  
13 budget as presented.

14 So this provides a cap underneath each one  
15 of those areas -- or a minimum I should say --  
16 such that if funding were to drop more than  
17 10 percent below these minimums, then that  
18 funding line or that portion of the loan  
19 commitments, they would no longer be eligible  
20 for.

21 So, again, you have seen this in earlier  
22 representations. I just wanted to make sure to  
23 call your attention to it here.

24 Same thing with the code compliance. It  
25 has its own funding category minimum of  
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1 4.6 million. And so from this, of course, we  
2 also calculate the deferred principal loan that  
3 has to be a minimum of 20 percent of the  
4 funding gap as identified.

5 In the performance schedule on Page 5 of  
6 Exhibit A to the resolution, you see that they  
7 have roughly just over six months from the bill  
8 effective date to get a commencement of  
9 construction underway, with an 18-month  
10 timeline to reach substantial completion.

11 We have some minimums here of 30,500  
12 square feet of net leasable residential space,  
13 38 residential units minimum, and a minimum of  
14 3,750 square feet of net leasable commercial  
15 retail space there along Adams and Hogan for  
16 tenants.

17 I will mention that -- as I did in the SIC  
18 meeting, that I've had continuing conversations  
19 with the Gilvarrys. And they are very intent  
20 and focused on maximizing this building and  
21 making it really something special in our  
22 downtown, and they have continued development  
23 plans.

24 We've talked about an addition of a  
25 feature on the roof of this building that may  
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1 come before this board at a future time. But  
2 because it's not any new construction, similar  
3 to what we did a moment ago on 323 East Bay  
4 Street, any new construction would not be  
5 eligible under DPRP. So as those conversations  
6 continue, I've, you know, discussed with the  
7 Gilvarrys that we'll look at that new  
8 construction, what its proposed use is, and  
9 give consideration to what programs it may be  
10 eligible for. So I'm just kind of sharing with  
11 our board the nature of that conversation as  
12 well.

13 With that said, I'm happy to address your  
14 questions.

15 THE CHAIRMAN: Thank you, Mr. Kelley.  
16 This matter comes to us from a committee,  
17 so it doesn't need a second.

18 Mr. Moody, do you have any questions or  
19 comments?

20 BOARD MEMBER MOODY: Just a few. How did  
21 the committee, SIC, I guess, vote on this?

22 BOARD MEMBER GIBBS: It was unanimous in  
23 favor.

24 BOARD MEMBER MOODY: Okay. So it looks to  
25 me like the project will be about a two-year

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1 time frame. Is that about right?  
2 MR. KELLEY: Through the Chair to  
3 Mr. Moody, yes, sir. Given the time from -- to  
4 get -- well, you might even say a little bit  
5 more than that given the time that it's going  
6 to take us to get through City Council, plus  
7 the time they have to -- to commence  
8 construction, plus the completion time, is  
9 probably more like 30 months.

10 BOARD MEMBER MOODY: Okay. And then what  
11 kind of retail uses does the developer  
12 anticipate?

13 MR. KELLEY: Through the Chair to  
14 Mr. Moody, so they have had conversations -- I  
15 know that they have met with Mr. Matt Clark to  
16 discuss different retail opportunities. They  
17 have not entered into negotiations, to my  
18 knowledge, with any specific retailers. But  
19 staff has shared with them our hopes and  
20 expectations of seeing more FAB-REP-type  
21 activities in this area. And by the way of  
22 those incentives, that's where the greatest  
23 financial incentive would be for any  
24 prospective tenants.

25 But Ms. Gilvarry can speak to any other  
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1 conversations they may have had with  
2 prospective tenants. But, to my knowledge,  
3 they are not close to entering a lease with  
4 anybody.

5 (Ms. Gilvarry approaches the podium.)  
6 MS. GILVARRY: Thank you, Mr. Kelley.

7 THE CHAIRMAN: Ms. Gilvarry, you're  
8 recognized, but you've got to put your finger  
9 on the button and make sure it's lit up red and  
10 hold it. Mr. Chisholm is going to show you --  
11 or Mr. Diebenow.

12 If you will tell us your name and your  
13 address before you start, please.

14 Thank you.

15 MS. GILVARRY: Thank you.

16 This is Soo Gilvarry.

17 THE CHAIRMAN: And your address?

18 MS. GILVARRY: 630 2nd Street South,  
19 Jacksonville, Florida -- Jacksonville Beach,  
20 Florida 32250.

21 THE CHAIRMAN: Thank you, Ms. Gilvarry.  
22 You can proceed.

23 MS. GILVARRY: Yes. Actually, by the time  
24 I came, Mr. Kelley, you just say exactly what I  
25 wanted to say. So thank you.

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1 THE CHAIRMAN: Don't walk away yet. There  
2 may be more questions for you, Ms. Gilvarry.

3 Mr. Moody, do you have more questions?

4 BOARD MEMBER MOODY: Well, just a couple  
5 of comments.

6 This absolutely cleans up what I consider  
7 a kind of blighted part of our city. You know,  
8 with the new JEA building going up very close  
9 by and some of the other things that are  
10 happening, not to mention the Barnett, this  
11 will be a very welcomed development in my mind.  
12 And I think it's a really positive move as far  
13 as our historic preservation and our  
14 revitalization. I mean, it's -- to me, it's  
15 got a lot of positives.

16 And there's 40 residential units. So the  
17 40 residential units should probably lease  
18 within a year or less easy. So I don't see  
19 that being a problem. So I think it's going to  
20 be a real good project for that part of town.

21 MS. GILVARRY: Thank you, sir.

22 THE CHAIRMAN: Thank you, Mr. Moody.  
23 Mr. Barakat.

24 BOARD MEMBER BARAKAT: I was at the SIC  
25 meeting and asked a lot of good questions. I

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1 just want to reiterate some of Mr. Moody's  
 2 points.  
 3 We did take note of the ROI to the City,  
 4 you know, barely making the minimal threshold.  
 5 We essentially lose almost 49 cents for every  
 6 dollar we're investing. But a comment was made  
 7 by several committee members: This is the type  
 8 of project where we would accept a low ROI.  
 9 It's residential in the core versus  
 10 residential on the periphery, which has been  
 11 most of the residential projects we've seen.  
 12 It's a local owner. They have hired a lot of  
 13 local service providers, as Mr. Kelley  
 14 mentioned, and the developer is also actively  
 15 involved in the community.  
 16 So this is the type of project we want to  
 17 see and the type of developer we want to see,  
 18 and, therefore, are willing to accept this low  
 19 ROI because it will have some multiplier  
 20 effects along this corridor.  
 21 So happy to see it move forward.  
 22 MS. GILVARRY: Thank you.  
 23 THE CHAIRMAN: Thank you, Mr. Barakat.  
 24 Mr. Citrano.  
 25 BOARD MEMBER CITRANO: Just a couple of  
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1 things. I'll just echo what Oliver and  
 2 Mr. Moody said.  
 3 I think the program -- the incentive  
 4 program is perfect for this property and this  
 5 location. I will critique Mr. Kelley a little  
 6 bit. He failed to mention that the basement of  
 7 this building back in the '90s was occupied by  
 8 the Milk Bar, which was a fantastic  
 9 establishment.  
 10 Thank you.  
 11 THE CHAIRMAN: Ms. Worsham.  
 12 BOARD MEMBER WORSHAM: I agree with the  
 13 other board members' comments. I'm absolutely  
 14 thrilled to see this building come up for our  
 15 historic preservation program. And I love the  
 16 program. I love the residential units and the  
 17 ground floor retail.  
 18 So you anticipate three separate retail  
 19 entities on ground floor?  
 20 MS. GILVARRY: (Nods head.)  
 21 BOARD MEMBER WORSHAM: An excellent use.  
 22 So this is really one of the purposes of  
 23 this whole Downtown Investment Authority board,  
 24 to grant moneys to projects like this. So  
 25 thank you. We will be watching anxiously as  
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1 you move forward.  
 2 MS. GILVARRY: Thank you for all your  
 3 support.  
 4 THE CHAIRMAN: Thank you, Ms. Worsham.  
 5 Mr. Gibbs.  
 6 BOARD MEMBER GIBBS: I, too, was at the  
 7 SIC meeting, and there were nothing but  
 8 favorable, glowing comments with regard to this  
 9 project. I learned today that Furchgott's was  
 10 one of the first retailers in 1941 to hire  
 11 women and also have an elevator. Most unusual  
 12 in 1941 in downtown Jacksonville. And finally,  
 13 they made deliveries by automobile, something  
 14 like Grubhub or Uber Eats except it was  
 15 merchandise.  
 16 So I, too, am glad to see this project  
 17 develop.  
 18 Thank you.  
 19 THE CHAIRMAN: Mr. Froats.  
 20 BOARD MEMBER FROATS: Yeah, it's a great  
 21 project. Thank you for bringing it to the  
 22 table.  
 23 I do have a couple of questions for  
 24 Mr. Kelley. With regards to this project or  
 25 any other project with regards to the historic  
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1 tax credit, why would an applicant not want to  
 2 apply for those? And if they were to apply,  
 3 would that reduce our incentive?  
 4 MR. KELLEY: So we've seen projects that  
 5 have historic tax credits. We're getting ready  
 6 to look at one in just a moment, which is the  
 7 Union Terminal Warehouse. And that does give  
 8 us some interesting approaches to how we view  
 9 equity. We do not consider the historic tax  
 10 credit in our equity considerations. So we're  
 11 still looking for developer equity in line with  
 12 what we would otherwise.  
 13 But to the extent that that tax credit is  
 14 in the capital stack, we might anticipate that  
 15 the funding requirements would be lower as a  
 16 percentage of the overall total development  
 17 cost. But because there are so many other  
 18 variables in play, it might not be a fair  
 19 representation to say that it will be below  
 20 such and such percent in each and every case.  
 21 We don't have a guideline to that effect, but  
 22 it is considered in context of everything else,  
 23 yes, sir.  
 24 BOARD MEMBER FROATS: Do you think that by  
 25 an applicant not applying for that, that we're  
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1 paying more?  
 2 MR. KELLEY: If there was additional  
 3 capital here from a historic tax credit  
 4 perspective, it could supplant some of what we  
 5 have in the way of the DPRP.  
 6 As a private developer, they have  
 7 additional considerations to make, as I'm sure  
 8 you can well imagine, and -- related to the  
 9 ongoing requirements imposed by -- and  
 10 utilizing historic tax credits, it's -- and to  
 11 the first part of your question -- and  
 12 Ms. Gilvarry may be able to speak to it, or  
 13 Mr. Diebenow, in terms of just the ongoing  
 14 requirements for compliance related to that  
 15 historic tax credit component.  
 16 So we haven't made it a requirement  
 17 that -- if it's eligible, that they should put  
 18 it into their capital stack. In fact, we  
 19 viewed it more the opposite; that to the extent  
 20 that developers have access to other programs,  
 21 if that was sufficient to meet their capital  
 22 needs, then we might look to them to pursue  
 23 that alternative course.  
 24 BOARD MEMBER FROATS: And I'm asking just  
 25 because it's a new program and it's working,  
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1 the City Council has approved this program and  
 2 they still have to approve each deal.  
 3 Ms. Boyer, do you have any idea as to how much  
 4 they have set aside for this or what is their  
 5 appetite for the total spend?  
 6 MS. BOYER: I would say that there is  
 7 nothing specifically set aside in anybody's  
 8 budgeting process.  
 9 And that is precisely why one of the  
 10 things that they are requesting of us is --  
 11 there will probably be legislation  
 12 forthcoming -- Mr. Kelley and I have been  
 13 working with the Council auditors on it --  
 14 where they will request, every time we submit  
 15 one of these, we show them what the amount is  
 16 outstanding that they have already pledged in  
 17 various deals and when they expect it to be  
 18 paid so they can see how much in each year they  
 19 are obligating themselves to.  
 20 As you know, the biggest one by far was  
 21 the Laura Street Trio, which -- there, you're  
 22 talking in excess of \$20 million. But we do  
 23 have several others at the 7-, 8-, \$10 million  
 24 level.  
 25 So I'm sure Mr. Kelley can pull up the  
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1 right? I mean, the program is working as  
 2 intended. We're getting a lot of applications  
 3 for this and we're spending a lot of money and  
 4 we're getting a lot of historic buildings  
 5 renovated, which is what we want.  
 6 But I do think we have to -- as a board,  
 7 we've got to monitor this program and just, you  
 8 know, continue to monitor it and maybe even  
 9 consider as things come up, things like this,  
 10 the historic tax credit and the potential of  
 11 maybe making it a requirement down the road or  
 12 at some point in time.  
 13 Can you tell me what the total funding --  
 14 the amount we have approved so far to date in  
 15 this program?  
 16 MR. KELLEY: I don't have that in front of  
 17 me. I do have a table with that on there. If  
 18 you want to just give me one moment, I'll be  
 19 glad to pull up it.  
 20 BOARD MEMBER FROATS: Just ballpark  
 21 number.  
 22 MR. KELLEY: Boy . . .  
 23 BOARD MEMBER FROATS: I'll give you a  
 24 moment.  
 25 Maybe to Ms. Boyer, how much -- I mean,  
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1 number for you, but the total has got to be  
 2 approaching, if you looked at them all in  
 3 aggregate, 50 million, I would think, or  
 4 getting close to that.  
 5 Mr. Kelley, have you found it yet? I can  
 6 pull it up here as well.  
 7 MR. KELLEY: Yes. I don't have the exact  
 8 total. I'm just looking at a lot of different  
 9 line items. We have it broken out by year, so  
 10 it's north of 40 million.  
 11 This body has approved the Union Terminal  
 12 Warehouse previously that's not on the totals  
 13 that I'm looking at, which approximate  
 14 42 million. And the Union Terminal itself,  
 15 which we're going to be taking up next, is an  
 16 additional 7 million, I want to say, that's not  
 17 included -- I'm sorry, it's 8.3 million --  
 18 that's not included in the totals here.  
 19 So it's -- CEO Boyer is correct that it's  
 20 getting close to 50 million.  
 21 BOARD MEMBER FROATS: Thank you.  
 22 I think that would be good for us to know  
 23 as well every time we do one of these deals,  
 24 just to see what that running total is. Again,  
 25 the City Council is the -- they're the ones  
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1 paying for it. But it's working as intended.  
2 I think this is a great project.  
3 The last question I have for you, though,  
4 is, can you just give me an idea -- so the next  
5 project on the agenda is about the same amount  
6 but significantly more capital -- total capital  
7 cost. Just tell me how those come out to about  
8 equal amounts.

9 MR. KELLEY: So the next one that we're  
10 getting ready to look at had some limitations  
11 when it was brought through originally because  
12 it had HUD financing. So it had a different  
13 capital stack type of structure, which allowed  
14 for more debt to be placed on it than typically  
15 we would see in a deal of this type.

16 BOARD MEMBER FROATS: All right. We can  
17 get to that one next. Thank you.

18 So I'm in favor of this project.

19 Thank you.

20 THE CHAIRMAN: Thank you, Mr. Froats.

21 Yeah, calculation of ROI has always been a  
22 little bit of a mystery. And I think when you  
23 add the historic preservation element to it, it  
24 becomes even more difficult. So it's not a  
25 surprise to me that a project like this, we're

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1 going to be closer to the minimum 0.5 ROI.  
2 And as you noted, Mr. Froats, this is a  
3 City Council program. This is a program that  
4 they have indicated is important to them. They  
5 have asked us to be the gatekeeper, to review  
6 these projects through staff, and recommend to  
7 them, you know, what to do. But they-all are  
8 going to make the decision. I think what they  
9 have told us to do -- and, frankly, I mean,  
10 this is a fantastic project. So if we're going  
11 to pick one to support, this is the one to  
12 pick.

13 I guess at some point, to your point, City  
14 Council may say, you've used all the money we  
15 want to spend on the site. But until they do,  
16 I think we continue to do our job and review  
17 projects and send them back to them and tell  
18 them we like the project or we don't.

19 So with that in mind, I'll call for a  
20 vote.

21 Mr. Moody.

22 BOARD MEMBER MOODY: I'm in favor.

23 THE CHAIRMAN: Mr. Barakat.

24 MR. BARAKAT: In favor.

25 THE CHAIRMAN: Mr. Citrano.

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1 BOARD MEMBER CITRANO: I'm in favor.

2 THE CHAIRMAN: Ms. Worsham.

3 BOARD MEMBER WORSHAM: In favor.

4 THE CHAIRMAN: Mr. Gibbs.

5 BOARD MEMBER GIBBS: In favor.

6 THE CHAIRMAN: And Mr. Froats.

7 BOARD MEMBER FROATS: In favor.

8 THE CHAIRMAN: I'm also in favor.

9 So the measure passes. 2022-03-05,  
10 Furchgott's building DPRP is approved seven to  
11 zero.

12 Next order of business is Resolution  
13 2022-03-06, the Union Terminal DPRP term sheet  
14 amendment.

15 Mr. Kelley.

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

17 So as we look at Resolution 2022-03-06,  
18 this is a deal that we looked at in -- I  
19 believe it was October of 2021, and it was  
20 approved for DPRP funding at the same amount  
21 that we're seeing here today.

22 Since that time, there's been a  
23 restructure in their capital stack that led me  
24 to go back through the underwriting process  
25 just to make sure that everything still lined

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1 up appropriately.

2 There's not an additional request in the  
3 DPRP program or in the funding request, which,  
4 by the way, totals \$43,153,997 with this deal  
5 included. So it's just short of the 50 million  
6 that -- the quick math in my head was made in  
7 error.

8 So what you see is -- if you look at the  
9 Exhibit A term sheet and then the staff report  
10 that follows, I just quickly summarized changes  
11 that were made. So the budget under the  
12 Exhibit A captures the new development budget  
13 that I'll spend a little bit of time on when we  
14 look at the staff report here, but that budget  
15 is now -- has increased as one might imagine.

16 And then we have the funding category  
17 minimums here again as were relayed similarly  
18 in the Furchgott's deal. So we have funding  
19 category minimums for each of those components  
20 here, as was relayed before, to the extent that  
21 funding falls 10 percent -- or more than  
22 10 percent, then that specific funding category  
23 minimum would -- the pro rata share of the DPRP  
24 loan request would be reduced by that pro rata  
25 amount.

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1 We see that the minimum expenditures spell  
2 that out as well in the sense that we also have  
3 total equity capital contribution requirements  
4 that have been modified per the changes in the  
5 capital stack. They have been increased, the  
6 debt load, when they have gone to a more  
7 traditional debt and equity structure. Because  
8 they are not using HUD financing anymore, it  
9 wasn't eligible for same debt load. So there's  
10 more equity in the deal now than there was  
11 previously. And so they do have a historic tax  
12 credit component in here. And we have a total  
13 minimum development cost total of 55,252,356.

14 And so there's nothing else -- oh, there's  
15 two other changes in the term sheet that I'd  
16 like to call to your attention.

17 The developer is still committed to making  
18 this a mixed-income development. A significant  
19 portion of the units are held for 80 percent --  
20 or individuals with 80 percent area median  
21 income, which is more or less part of the  
22 definition of housing affordability or  
23 affordable housing. What they have asked for  
24 is to not have a restriction on there as we had  
25 originally that mirrored the HUD restriction.

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1 But because they are not using HUD  
2 financing -- this is a mission-focused  
3 developer, so there will be all of the same  
4 numbers in terms of units at different price  
5 levels held aside for different income levels.  
6 But because they have an investor partner in  
7 here, they are requesting the flexibility to  
8 remove that as a requirement going forward,  
9 although that -- coming out of the shoot, they  
10 will still have those same limitations  
11 self-imposed.

12 We also see that they have requested that  
13 the number of units within the commercial space  
14 be taken out. The square footage remains the  
15 same, but to have -- I think it was 44 units  
16 originally. They asked if they could remove  
17 the unit count in case they got a bigger -- you  
18 know, a light manufacturing or a bigger retail  
19 or bigger something. They didn't want to have  
20 to turn down a deal in order to meet the unit  
21 counts on the commercial space. So the square  
22 footage stays the same. We have just removed  
23 the unit count.

24 And then the owner/applicant also asks  
25 for -- and I've talked with OGC about this.

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1 Mr. Sawyer might want to weigh in here. They  
2 requested deferral of the maturity and the  
3 principal forgiveness for tax purpose on the  
4 DPRP loans until such point as they have a  
5 liquidation event so that all of the deferral  
6 and everything related to the forgivable loans  
7 would all occur at the point of a liquidation  
8 event.

9 And in conversation with Mr. Sawyer, what  
10 we have talked about, and also CEO Boyer, is  
11 that so long as the DIA doesn't have compliance  
12 and ongoing maintenance requirements, that  
13 it's -- we're okay with that provision, but we  
14 would be happy to entertain thoughts and  
15 questions from the board as well.

16 I'm going to ask that you turn your  
17 attention to the staff report that provides  
18 some comparisons with the previous approval so  
19 that you can kind of contrast and compare the  
20 current request from the previous request.

21 The first thing that I'll call your  
22 attention to on Page 2 of the staff report.

23 Doggone it. There's no page numbers.

24 So on the second page of the staff report.

25 One of the founders, Mr. Noel Khalil,

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1 unfortunately has passed away since our  
2 original approval. I felt the firm was very  
3 forthright in reaching out to me to make me  
4 aware of this event. Mr. Khalil was  
5 instrumental in the founding of Columbia  
6 Ventures, but was not integral in this deal.  
7 They have a very deep management team, so we  
8 don't feel that succession is a challenge or  
9 that the risk of this development is heightened  
10 by the passing of Mr. Khalil.

11 And so in addition to that, you can see  
12 that the funding levels have remained the same.  
13 Table 2(a) and Table 2(b) show that the sources  
14 and uses, both the original amounts footing to  
15 \$60.8 million, and those costs have increased  
16 to \$64.4 million before adjustments. After  
17 adjustments, they started at \$52.9 million and  
18 have increased to \$55.3 million.

19 On the last two pages of the staff report,  
20 you also see the DPRP Guidelines Summary  
21 showing that the -- both on as-approved as well  
22 as as-revised, showing that the equity has gone  
23 up from 10 percent to 15.1 percent. The  
24 funding package is still 13.6 percent of the  
25 total. But you can see that project parameters

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1 in other ways have improved in the favor of the  
2 City a little bit. The ROI estimates. This  
3 one had an ROI of 0.86; it fell just slightly  
4 to 0.84.

5 So all of the parameters of the DPRP  
6 guidelines are still met.

7 And then everything from that point  
8 further into the supplemental information is  
9 simply the original package as was approved  
10 from the resolution all the way through the  
11 staff report.

12 And I'm happy to address your questions.

13 THE CHAIRMAN: Thank you, Mr. Kelley.

14 This item comes to us from a committee, so  
15 it doesn't need a second.

16 Mr. Froats, do you have any questions or  
17 comments?

18 BOARD MEMBER FROATS: I wouldn't mind  
19 hearing a recap from the committee.

20 MR. KELLEY: Mr. Chair, I apologize. This  
21 did not come through a committee. It's being  
22 presented to you directly because it's a  
23 revisit of a previous approval. So no  
24 committee has reviewed this previously.

25 THE CHAIRMAN: Thank you, Mr. Kelley.

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1 So we'll need a motion and a second before  
2 we discuss.

3 BOARD MEMBER CITRANO: I'll move.

4 THE CHAIRMAN: Motion by Mr. Citrano.

5 BOARD MEMBER MOODY: I'll second.

6 THE CHAIRMAN: Second by Mr. Moody.

7 And comments or questions?

8 Mr. Moody.

9 BOARD MEMBER MOODY: If I remember right,  
10 we got real comfortable with this previously --

11 I can't remember -- May of 2021. I can't  
12 remember the exact date. And I don't see a lot  
13 changing that would change my mind. I think  
14 it's going to be a good project.

15 If you've driven down to that area, you  
16 realize this area needs a shot in the arm, and  
17 this will absolutely do it. So I think it's a  
18 good move. I would be, again, in favor of  
19 this.

20 THE CHAIRMAN: Mr. Barakat.

21 BOARD MEMBER BARAKAT: I recall when we  
22 did review this about a year ago -- I think  
23 you're right, Mr. Moody -- there was some  
24 discussion about this location and this being  
25 outside of the downtown boundaries.

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1 And apparently there's a portion of this  
2 parcel which goes under the expressway leading  
3 to the Mathews Bridge. And, therefore, by  
4 the -- by the -- it barely made it to DIA's  
5 jurisdiction and, therefore, our incentives.  
6 So I think there was some heartburn about that.  
7 But given the size of this, I think we  
8 determined that it would have impact --  
9 positive impact upon downtown and the stadium  
10 district.

11 That being said, I do have a couple of  
12 questions on the changes. And one is the 44  
13 tenants, I think you said, commercial tenants,  
14 Mr. Kelley. Was that the artists? I think  
15 there was an art cooperative the developer was  
16 contemplating. Is that no longer going to be  
17 pursued?

18 MR. KELLEY: Through the Chair to  
19 Mr. Barakat, no, everything about the intention  
20 of the developer is still towards maker space,  
21 artist community, and, you know, tenants of  
22 that nature. They just requested that the unit  
23 count be eliminated so that if it turned out to  
24 be 38 or some other number -- not that they  
25 anticipate that it might be one tenant, but

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1 they just asked that the unit count be removed  
2 and just to keep it at the square footage  
3 allotment -- or minimum.

4 BOARD MEMBER BARAKAT: Okay. So the  
5 intent of the uses is the same; is that  
6 correct?

7 MR. KELLEY: Yes, sir, that's the same.

8 Xzavier, do you see Mr. Ryan Akin on Zoom  
9 by chance?

10 MR. CHISHOLM: I don't believe so.

11 MR. KELLEY: Through the Chair to  
12 Mr. Barakat, yes, we have spoken about the  
13 intent to remain the same, both here as well as  
14 the rent levels for the units. That neither of  
15 which, of course, is a requirement under the  
16 DPRP guidelines, but they are certainly factors  
17 that weigh into our consideration and were  
18 given positive consideration in the previous  
19 approval, which, I might also add, because of  
20 the extension of the actual real property or  
21 the underlying land down into -- within the DIA  
22 boundary, it also -- where it meets Hogan's  
23 Creek is integral to this.

24 If you recall from the earlier approval,  
25 they are working with Groundwork Jacksonville

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1 in the development of the Emerald Trail through  
2 that area, not only along the creek but  
3 actually up and through the building, which is  
4 among the conditions of our approval as well.  
5 So that's an additional component of why DIA is  
6 involved in this, to make sure that we see that  
7 development take place along Hogan's Creek and  
8 up and through the building with the spur of  
9 the Emerald Trail as well.

10 BOARD MEMBER BARAKAT: Final question on  
11 the principal -- on the deferred principal  
12 loan. I think you mentioned they want that to  
13 be -- they want that loan to essentially mature  
14 with a liquidity event, either a refinancing or  
15 sale of the property versus a typical five-year  
16 payback; is that correct?

17 MR. KELLEY: Through the Chair to  
18 Mr. Barakat. So, in fact, it's the opposite.  
19 The deferred principal loan is a must-pay  
20 obligation. So it's a debt that will be  
21 satisfied on maturity or earlier if there's a  
22 liquidation event on the property. It's  
23 actually the forgivable loans that they are  
24 asking that there not be a forgiveness each  
25 year, which would be a taxable event to them,

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1 MR. KELLEY: Yes, sir, that's correct.  
2 And in addition to the increased total  
3 development costs of approximately \$6 million,  
4 but the reorg of the capital stack is as you  
5 portray.

6 BOARD MEMBER CITRANO: Okay. I actually  
7 had the opportunity to tour this building after  
8 it went through DIA the last time around. And  
9 I can tell you, some of the community leaders  
10 in this neighborhood are very much for the  
11 redevelopment of this site.

12 And I might be mistaken, but I believe the  
13 commercial use that the developer is planning  
14 is actually already there. There's a fair  
15 amount of creatives, artists that are occupying  
16 this building today. And so I don't think this  
17 is a "Well, let's get it developed and see what  
18 we can attract." I think they're there. And,  
19 generally speaking, my impression was that the  
20 community is very much backing the  
21 redevelopment of the plan that is in place.

22 Just as a comment, it's a little  
23 disappointing that the restriction -- the rent  
24 restriction that came with the HUD loan is  
25 going to go away.

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1 and that we don't defer that principal until  
2 there's a liquidity event on the property, and  
3 then they would settle it from that event.

4 BOARD MEMBER BARAKAT: All right. Thank  
5 you.

6 MR. KELLEY: By "settle it," I mean their  
7 tax obligation.

8 BOARD MEMBER BARAKAT: No other questions,  
9 Mr. Chair.

10 THE CHAIRMAN: Mr. Citrano.

11 BOARD MEMBER CITRANO: One question and  
12 then a comment.

13 At a high level, it appears that the  
14 changes in the capital stack are essentially  
15 being covered by additional equity into the  
16 project?

17 MR. KELLEY: Through the Chair to  
18 Mr. Citrano, that's correct.

19 BOARD MEMBER CITRANO: And then that that  
20 is -- it's not going to be a HUD loan. It  
21 could be conventional or some other type of  
22 financing?

23 MR. KELLEY: Correct.

24 BOARD MEMBER CITRANO: Those are the  
25 changes to the capital?

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1 Are we just taking their word for it that  
2 they're going to, you know, still adhere to  
3 that?

4 MR. KELLEY: Through the Chair to  
5 Mr. Citrano, effectively, we are. But it's  
6 also backed up by other developments that this  
7 development group has done. They are  
8 mission-driven. If you look at their website  
9 and look at some of their other developments,  
10 they are mission-driven to do this type of an  
11 infill development, both for job creation as  
12 well as housing affordability and mixed income  
13 and, you know, bringing these historic  
14 buildings back into productive use.

15 But without those restrictions, you're  
16 correct that it's a best-efforts basis.

17 BOARD MEMBER CITRANO: Okay. And I am  
18 aware of their reputation in that regard, so  
19 I'm comfortable with it. And the bigger point  
20 is, I think that the redevelopment of this  
21 property is going to do a lot more than just  
22 attract residents into that specific building.  
23 I think it's going to be very helpful for that  
24 whole Eastside neighborhood, and so I'm in  
25 favor of it.

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1 THE CHAIRMAN: Thank you, Mr. Citrano.  
 2 Ms. Worsham.  
 3 BOARD MEMBER WORSHAM: I remember when we  
 4 discussed this the last time. And the benefits  
 5 of them being able to work within our programs,  
 6 I think, are good for downtown and good for the  
 7 Eastside. I agree with Mr. Citrano's comments,  
 8 and I think Oliver asked my other question  
 9 about the liquidation event. I understand that  
 10 now.

11 So I'm in favor of the changes. I don't  
 12 see any reason not to approve the  
 13 modifications.

14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: I'm glad to see the  
 16 change in equity; it's a good thing. And as I  
 17 recall, in May of '21 we vetted this fairly  
 18 well, so I'm glad to see that it's still in the  
 19 books and we will hopefully -- "shot in the  
 20 arm," I think, was the term Mr. Moody used for  
 21 this.

22 THE CHAIRMAN: Mr. Froats.  
 23 BOARD MEMBER FROATS: Mr. Kelley, this  
 24 didn't go through the SIC because you said it  
 25 was just an update?  
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1 developer would like it to be indefinite. It's  
 2 undetermined as to when that liquidation event  
 3 might occur. We haven't negotiated the final  
 4 terms of what that might look like. We could  
 5 maybe put an outer limit on that to where they  
 6 could build up the potential tax obligation or  
 7 something to that effect.

8 But their request is simply to not have  
 9 the -- each five-year have an amortization or  
 10 forgiveness and then to not have -- total  
 11 forgiveness at the end of five years.

12 THE CHAIRMAN: I understand the benefit to  
 13 the developer in not having to pay the  
 14 forgiveness tax on an annual basis, but I guess  
 15 I would ask General Counsel.

16 I mean, it seems extremely unusual for us  
 17 to carry a forgivable debt on our books beyond  
 18 the forgiveness period. And if we had an  
 19 agreement of it was only for one year or two  
 20 years or three years, I'd understand that, but  
 21 we're saying indefinitely. So ten years from  
 22 now or fifteen years from now we're still  
 23 carrying a forgiven debt on the books? That's  
 24 a strange thing for the City to do, Mr. Sawyer.

25 MR. SAWYER: John Sawyer, Office of  
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1 MR. KELLEY: Through the Chair to  
 2 Mr. Froats, yes, sir. It didn't go through the  
 3 committee because it's a modification to a  
 4 previous approval.

5 BOARD MEMBER FROATS: Okay. I think next  
 6 time it should go through the committee. I  
 7 want to try and understand the changes. I  
 8 think I do. I think the big changes are the  
 9 removal of the unit count requirement, the  
 10 removal of the restricted rent, et cetera,  
 11 which to me doesn't sound great. I'm not  
 12 familiar with the developer. I'll rely on some  
 13 of the board members here that are.

14 So it's a little concerning, but I do  
 15 believe it's going to be a shot in the arm for  
 16 that area. But as far as the original intent,  
 17 hopefully they continue with that. But I'll  
 18 rely on some of the board members on the  
 19 reputation of the developers.

20 THE CHAIRMAN: Mr. Kelley, I had a  
 21 question about the deferral. Is that an  
 22 indefinite deferral until the liquidation or is  
 23 it all the five years if it does not sell  
 24 before that?

25 MR. KELLEY: Mr. Chair, I believe the  
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1 General Counsel.  
 2 It would need to have some term put on it,  
 3 I think -- and, Steve, correct me if I'm wrong,  
 4 but I thought there was a 20-year ask in the  
 5 last draft. But, again, we stopped working,  
 6 you know, when the deal started being  
 7 restructured. But I think there would need to  
 8 be some outside date on the end.

9 THE CHAIRMAN: Thank you, Mr. Sawyer.  
 10 Anyone have any questions or comments?

11 BOARD MEMBER BARAKAT: Mr. Chair, one --  
 12 as a follow-up to that, if I may.

13 Mr. Kelley, on your ROI calculation as the  
 14 revised, the present value of the "just defer  
 15 the loan," what did you assume? When would the  
 16 payback occur?

17 MR. KELLEY: Through the Chair to  
 18 Mr. Barakat, so we looked at that as a ten-year  
 19 maturity on the deferred principal loan, so  
 20 it's -- it's ten years. I believe on this one  
 21 I used 1.5 percent as the ten-year T.

22 BOARD MEMBER BARAKAT: So, again, you  
 23 assumed it wouldn't mature and then pay back to  
 24 the City in year ten?

25 MR. KELLEY: Yes, sir. That's what we do  
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1 on the deferred principal loan is -- because  
 2 that's the must-pay obligation. We're looking  
 3 at the present value of the must-pay obligation  
 4 that will be paid upon maturity at the tenth  
 5 year unless there's a liquidation event  
 6 earlier. But by the terms of that deferred  
 7 principal loan and its repayment, we look at  
 8 the present value of that using the same  
 9 approach that was established in the Related  
 10 deal, when we were looking at that similar  
 11 situation. And so we also include the interest  
 12 payments that were required on an annual basis.

13 BOARD MEMBER BARAKAT: Just going back to  
 14 Mr. Gillam's question: If it doesn't mature  
 15 until year 20, a worst-case scenario, would  
 16 that take the ROI down to a dangerously low  
 17 level? We're only talking about a million  
 18 dollars loan amount here, but we're at 0.84. I  
 19 just want to make sure that if this does go to  
 20 year 20, what does that do to the ROI  
 21 approximately? Is there enough impact to lower  
 22 us close to or under 0.5?

23 MR. KELLEY: Through the Chair to  
 24 Mr. Barakat, so they're not requesting any  
 25 changes to the deferred principal loan. So  
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1 these parameters should hold up. So the  
 2 20-year potential outside ask is only for the  
 3 debt forgiveness, where this is the required  
 4 debt repayment.  
 5 So it's the debt forgiveness that they are  
 6 asking for some hold-off on us forgiving that  
 7 portion of the debt, that the full obligation  
 8 on those would stay outstanding until such time  
 9 as they have a liquidation event. But because  
 10 what you're looking at is a must-pay  
 11 obligation, then it would still be required to  
 12 be paid at the tenth year at the outside.

13 BOARD MEMBER BARAKAT: Okay. Thank you.  
 14 THE CHAIRMAN: I understand from  
 15 Mr. Chisholm that the developers are on the  
 16 line, and I want to make sure that if there's  
 17 any questions from the board members to the  
 18 developer, I'll give the opportunity.  
 19 Anybody?  
 20 BOARD MEMBERS: (No response.)  
 21 THE CHAIRMAN: Okay. Seeing none, how do  
 22 you vote Mr. Froats?  
 23 MR. SAWYER: Mr. Chair --  
 24 BOARD MEMBER FROATS: In favor.  
 25 MR. SAWYER: I'm sorry to interrupt. May

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1 I make a comment?  
 2 Through the Chair, John Sawyer, OGC.  
 3 THE CHAIRMAN: Yes, sir.  
 4 MR. SAWYER: Just to kind of clean up the  
 5 record. This reads as a new, stand-alone  
 6 authorization, and doesn't regard back to the  
 7 prior resolution.

8 So what I would like to do just in the  
 9 short title, if we could have an amendment  
 10 because this is amending the term sheet  
 11 previously approved by DIA resolution, insert  
 12 the number, and then the rest could stand.

13 So that way, they are just tied together  
 14 so you don't have a confusing record if someone  
 15 were to look back over time.

16 THE CHAIRMAN: Mr. Sawyer, so you want to  
 17 change the title from 2022-03-06 in what  
 18 fashion? Can you state it for the record for  
 19 us exactly what you want it to say now?

20 MR. SAWYER: Through the Chair, so just  
 21 the first two lines. It would be "Resolution  
 22 2022-03-06, resolution of the DIA amending the  
 23 previously approved term sheet via Resolution  
 24 2021-," and insert that number, "approving a  
 25 downtown preservation," and then continuing as  
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1 written.  
 2 THE CHAIRMAN: Thank you, Mr. Sawyer.  
 3 Could I have a motion on that?  
 4 BOARD MEMBER CITRANO: Motion to amend.  
 5 THE CHAIRMAN: Motion by Mr. Citrano to  
 6 amend the resolution pursuant -- as articulated  
 7 by Mr. Sawyer.

8 Do I have a second?  
 9 BOARD MEMBER FROATS: Second.  
 10 THE CHAIRMAN: Second by Mr. Froats.  
 11 Any discussion on the proposed amended  
 12 title?

13 BOARD MEMBER FROATS: Mr. Chairman, do we  
 14 need to add the term to this?

15 THE CHAIRMAN: I think the terms are  
 16 there. I think all we're doing is amending the  
 17 title right now.

18 BOARD MEMBER FROATS: But to 20 years?  
 19 We're going to set it at 20 years as far as --  
 20 as opposed to indefinite?

21 THE CHAIRMAN: As I understand, that's  
 22 going to be negotiated by staff, correct?

23 MR. KELLEY: I'm happy to follow the will  
 24 of the board in that regard. We have not fully  
 25 negotiated it. To Mr. Sawyer's point, there

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1 were just some hypotheticals that were thrown  
 2 around six, nine months ago regarding this.  
 3 If Mr. Akin is on the line now, then  
 4 perhaps Mr. Akin can speak to that.  
 5 THE CHAIRMAN: Mr. Akin, you're recognized  
 6 if you're with us.  
 7 MR. AKIN: Wonderful. Hi. This is Ryan  
 8 Akin of Columbia Ventures, who is going to be  
 9 developing the project.  
 10 Can you hear me? I just want to confirm.  
 11 THE CHAIRMAN: We can hear you. What's  
 12 your address, Mr. Akin, for the record?  
 13 MR. AKIN: It's 1454 La France Street  
 14 Northeast. That's Suite 200, Atlanta, Georgia  
 15 30307.  
 16 THE CHAIRMAN: Thank you, Mr. Akin.  
 17 I think the question to you right now -- I  
 18 hope you have heard us discussing the issues  
 19 regarding the requests from the developer to  
 20 extend the forgivable loan terms indefinitely  
 21 or until such time as the developer liquidates.  
 22 Do you understand the issue that we're  
 23 talking about?  
 24 MR. AKIN: I believe I do, yes, sir.  
 25 THE CHAIRMAN: And so maybe -- hopefully,  
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1 you heard there's a concern about the word  
 2 "indefinite," and we really need to put a term  
 3 on that.  
 4 Can you speak to this issue from the  
 5 developer's perspective, what you're asking and  
 6 what you're willing to do?  
 7 MR. AKIN: Sure. First of all, just to  
 8 explain the challenge is that, you know, the  
 9 need for the DPRP funding on this project is to  
 10 fill a gap in the project financing, which is  
 11 the intent of the program, as I understand it.  
 12 And we're seeking a conventional loan for  
 13 this project that requires a certain debt  
 14 service coverage ratio for the project. So if  
 15 it doesn't provide a surplus of cash in order  
 16 to pay significant taxes on the forgiveness of  
 17 the loan -- so if it were to occur at  
 18 20 percent per year over the course of five  
 19 years, then 20 percent of \$3 million or  
 20 \$600,000 a year would be needed to be paid by  
 21 the project. And the project doesn't throw off  
 22 enough cash flow in order to do that or else it  
 23 wouldn't need the DPRP funds in general.  
 24 So it's a bit of a catch-22, but I think  
 25 we've discussed working towards a solution with  
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1 Steve. And he's been understanding of that.  
 2 And our goal would be to negotiate this in the  
 3 context of the full redevelopment agreement.  
 4 But ideally, the tax event for the  
 5 forgiveness of the loans would align with the  
 6 liquidation event such that those could be paid  
 7 out of proceeds from the liquidation.  
 8 So that's what we're seeking to do. I  
 9 don't think that it necessarily needs to be  
 10 indefinite. If we need to put a time collar on  
 11 it, then I think we would like to negotiate  
 12 that as part of the overall redevelopment  
 13 agreement, if possible.  
 14 THE CHAIRMAN: Thank you, Mr. Akin.  
 15 Mr. Kelley, as I understand it, our  
 16 resolution would give staff authority to work  
 17 on the term sheet. And it still has to go to  
 18 City Council, correct?  
 19 MR. KELLEY: Yes, Mr. Chair, that's  
 20 correct.  
 21 THE CHAIRMAN: Mr. Froats, are you  
 22 comfortable leaving it to staff to negotiate  
 23 this the best they can before it goes to City  
 24 Council?  
 25 BOARD MEMBER FROATS: I am. And  
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1 Mr. Sawyer will be involved and have legal  
 2 reviews as well, so I'm good.  
 3 Thanks.  
 4 THE CHAIRMAN: Thank you, Mr. Akin.  
 5 Any other questions for the developer?  
 6 BOARD MEMBERS: (No response.)  
 7 THE CHAIRMAN: Seeing none, Mr. Froats how  
 8 do you vote?  
 9 BOARD MEMBER FROATS: In favor.  
 10 THE CHAIRMAN: Mr. Gibbs.  
 11 BOARD MEMBER GIBBS: In favor.  
 12 THE CHAIRMAN: Ms. Worsham.  
 13 BOARD MEMBER WORSHAM: In favor.  
 14 And we're voting on the amended title,  
 15 correct?  
 16 THE CHAIRMAN: Thank you, Ms. Worsham.  
 17 We are voting on the proposed amendment to  
 18 the resolution.  
 19 Mr. Citrano.  
 20 BOARD MEMBER CITRANO: I'm in favor.  
 21 THE CHAIRMAN: Mr. Barakat.  
 22 BOARD MEMBER BARAKAT: In favor.  
 23 THE CHAIRMAN: And, Mr. Moody.  
 24 BOARD MEMBER MOODY: I'm in favor.  
 25 THE CHAIRMAN: Okay. So now, any further  
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1 discussion on the resolution as amended?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Seeing none, Mr. Moody, how  
 4 do you vote?  
 5 BOARD MEMBER MOODY: I'm in favor.  
 6 THE CHAIRMAN: Mr. Barakat.  
 7 BOARD MEMBER BARAKAT: In favor.  
 8 THE CHAIRMAN: Mr. Citrano.  
 9 BOARD MEMBER CITRANO: In favor.  
 10 THE CHAIRMAN: Ms. Worsham.  
 11 BOARD MEMBER WORSHAM: In favor.  
 12 THE CHAIRMAN: Mr. Gibbs.  
 13 BOARD MEMBER GIBBS: In favor.  
 14 THE CHAIRMAN: Mr. Froats.  
 15 BOARD MEMBER FROATS: In favor.  
 16 THE CHAIRMAN: I'm also in favor.  
 17 So the amended resolution, 2022-03-06, the  
 18 Union Terminal DPRP term sheet passes.  
 19 Mr. Kelley, thank you for your  
 20 presentation.  
 21 Mr. Akin, thank you for being with us  
 22 today.  
 23 That's the last item I have on the  
 24 Downtown Investment Authority agenda.  
 25 Mr. Kelley, Ms. Boyer, do you have  
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1 anything you wanted to add today?  
 2 MS. BOYER: I do have one thing I wanted  
 3 to bring to your attention in particular and  
 4 then one question for the board.  
 5 So the thing I want to bring to your  
 6 attention is that, as part of our discussion on  
 7 oversight of downtown capital maintenance, we  
 8 have reviewed a software program and a system  
 9 that we think will be very helpful in keeping  
 10 track of required sidewalk repairs or broken  
 11 streetlights or various assets in inventory  
 12 that require repair. And that system will --  
 13 we have a quote for \$50,000 that includes both  
 14 customization of it and license for the  
 15 software program.  
 16 The Public Works staff person who is going  
 17 to be working on this will be doing all of the  
 18 input of the data and working on this, but they  
 19 would like our assistance in actually acquiring  
 20 the program. We have funds available in our  
 21 Professional Service dollars that can pay for  
 22 this.  
 23 And I just want to advise you that we are  
 24 doing it. I don't need any board action on it;  
 25 it is an appropriate expenditure within  
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1 Professional Services. Unless there is some  
 2 objection, we are going to proceed and  
 3 authorize the expenditure of funds to acquire  
 4 and have that software updated specifically for  
 5 us and for our use for this purpose.  
 6 So it will eventually allow us to monitor  
 7 capital projects also. I'm most excited about  
 8 the capital maintenance and downtown  
 9 streetscape maintenance issues that it will  
 10 allow us to monitor. So that's the one I  
 11 wanted to make you aware of.  
 12 The question that I wanted to pose is, in  
 13 working on consent agenda items for next month,  
 14 we will be presenting a bylaws amendment. And  
 15 typically, the consent agenda would contemplate  
 16 that matters that are discussed at committee  
 17 and receive a unanimous vote at committee would  
 18 be presented to the board in a consent format,  
 19 and simply anyone could ask for something to be  
 20 pulled from the consent agenda if they wished.  
 21 But, otherwise, it would remain on the consent  
 22 agenda and be voted in that format.  
 23 I'm wondering if in addition to that, the  
 24 board -- I've heard various board members  
 25 discuss minimal thresholds on various incentive  
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1 programs and whether beyond just the consent  
 2 agenda, things like the sidewalk cafe grant  
 3 that was \$960 today, do you want as a separate  
 4 resolution to give staff authority at some  
 5 minimal threshold level -- set that where you  
 6 want -- to be able to make awards of certain  
 7 types of -- whether it's facade grants,  
 8 sidewalk cafe grants, certain types of  
 9 parking/screening grants that will be coming  
 10 up, certain of those types of things that would  
 11 be separate from the bylaw change.  
 12 And then, third piece of this is I've also  
 13 heard some comments about the fact that you  
 14 previously set the \$2,500 limit as the CEO  
 15 authority on sponsorships. And the question is  
 16 whether you are satisfied with that limit or  
 17 you want to change that limit.  
 18 So if you want to give me any guidance  
 19 right now, that's fine. Otherwise, I will  
 20 probably be bringing three resolutions with  
 21 some blanks in to committee for discussion next  
 22 month.  
 23 But the consent agenda is the easiest  
 24 piece. The other two, I need more direction  
 25 from the board.  
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1 THE CHAIRMAN: Thank you, Ms. Boyer.  
2 I think that's a -- those are all good  
3 discussions for Governance. And I want to make  
4 sure, because some of these are what I consider  
5 material changes of how we've done business;  
6 that even if someone is not officially on  
7 Governance, that everybody on the board is  
8 invited and has the opportunity to participate  
9 in that committee meeting. And so if you will  
10 just make sure --

11 Not a requirement, Mr. Froats. We're  
12 adding more committee time for you if you don't  
13 want to make it.

14 But I want to make sure that everybody  
15 has -- these are potential big changes. I want  
16 to make sure everyone has an opportunity to  
17 speak to the issue. Okay?

18 Ms. Boyer --

19 MS. BOYER: That's fine.

20 THE CHAIRMAN: -- I think you gave that  
21 inside -- in our DIA meeting.

22 Do you have more CEO briefing issues for  
23 us?

24 MS. BOYER: I do not. I will let it go at  
25 that today.

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1 THE CHAIRMAN: I had one question for you.  
2 And this kind of goes to something that came up  
3 earlier today, which was issues with, you know,  
4 our responsibilities on various development  
5 deals, and particularly One Riverside.

6 What's the status? I mean, we're all  
7 seeing, I think excitedly, demolition  
8 commencing on that site. Do we have any  
9 understanding of what the City plans are  
10 relative to meeting its side of that  
11 development agreement regarding construction?

12 MS. BOYER: Yes. We have had regular  
13 meetings on this already. We have -- both with  
14 the Public Works and the design team that's  
15 working on designing the creek improvements,  
16 probably every week we're having a meeting.  
17 But the design group is working -- fully  
18 understands their obligation to be under  
19 construction by December, and I think they are  
20 on track to meet that.

21 In the meantime, we have had some staff  
22 meetings with TriBridge, who is the residential  
23 developer. They are going to be doing a  
24 realignment of a portion of the Riverwalk,  
25 which they would do at their cost, in that

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1 vicinity where the helipad is because they are  
2 going to eliminate the helipad. It will  
3 actually provide more lawn space as wide as  
4 Riverwalk. We'll have some planting on the  
5 outside of it.

6 But it's permitted within the terms of the  
7 existing Riverwalk easement. But those are the  
8 kinds of details we're working on right now.  
9 And everything that I'm seeing is forward  
10 progress, in addition to the demolition. I  
11 mean, the behind-the-scenes work is also going  
12 on.

13 THE CHAIRMAN: Thank you, Ms. Boyer.

14 Any other questions from the board  
15 members for Ms. Boyer?

16 MR. PAROLA: I'm sorry, Mr. Chairman.

17 I don't know if our CEO wants to give me  
18 any guidance, but the Notice of Disposition for  
19 the Riverfront Plaza development pad is going  
20 out four days early. So it would go out  
21 tomorrow in lieu of the 21st. The rest of the  
22 dates that were adopted in the resolution in  
23 February remain the same.

24 So I don't know if the CEO wants to talk  
25 about a cone-of-silence period that will start

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1 tomorrow.

2 THE CHAIRMAN: Fantastic, Mr. Parola.  
3 Ms. Boyer, are you going to be giving us  
4 an update on that so we all know what our  
5 responsibilities are, and limitations?

6 MS. BOYER: Right. Just a good  
7 reminder -- and since it is going out early. I  
8 know it was originally mentioned it was going  
9 to be the 21st, but the Daily Record is now  
10 only publishing on Thursdays. So that is why  
11 we're hitting an earlier publication date.

12 During the cone-of-silence period, while  
13 the bid is on the street and up until the bid  
14 is graded and the board makes a formal award --  
15 once the board has voted in a formal award, you  
16 can speak to various applicants. But from  
17 tomorrow on, you cannot speak to people who are  
18 interested in bidding on the site or who may  
19 bid on it or who have already submitted a bid  
20 on it. So that's the framework of the cone of  
21 silence.

22 It will also -- through -- whether it is  
23 the Chair's pleasure right now or whether you  
24 want to do this -- we have plenty of time and  
25 can do this at next month's meeting. People

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1 need to think about who would like to be on the  
 2 scoring committee for this because the bids are  
 3 due in on April 20th, so that will be after our  
 4 next DIA meeting. And we can appoint the  
 5 scoring committee between now and then or at  
 6 the next meeting.  
 7 THE CHAIRMAN: Thank you for that  
 8 reminder, Ms. Boyer.  
 9 So anyone on the board who is interested  
 10 in being on that scoring committee, if you'll  
 11 get your name -- you can't send it to us as a  
 12 group, obviously -- if you'll send that to  
 13 Ms. Boyer. If we have more applicants for that  
 14 position than we have positions, we'll deal  
 15 with that next meeting.  
 16 Please, someone volunteer.  
 17 Thank you, Ms. Boyer, for also reminding  
 18 us of our obligations. I think it's important  
 19 for us.  
 20 I have a question. When -- and I know you  
 21 gave us a calendar and I just can't remember.  
 22 Do we expect to see that matter before us in  
 23 the May meeting or is it the June meeting?  
 24 MS. BOYER: May.  
 25 THE CHAIRMAN: Thank you.

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 25th day of March 2022.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropa  
 Florida Professional Reporter  
 20  
 21  
 22  
 23  
 24  
 25

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1 Any further questions?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. Efficient  
 4 meeting today. We're out before 5:00.  
 5 We're adjourned. Thank you.  
 6 (The foregoing proceedings were adjourned  
 7 at 4:37 p.m.)  
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<b>\$</b>	42:11, 55:24 <b>2021-0657</b> [1] - 17:9 <b>2022</b> [5] - 1:6, 2:1, 2:6, 2:18, 71:15 <b>2022-03-04</b> [2] - 10:16, 14:2 <b>2022-03-05</b> [3] - 14:5, 14:8, 35:9 <b>2022-03-06</b> [5] - 35:13, 35:17, 55:17, 55:22, 61:17 <b>2022-0303</b> [1] - 2:20 <b>20th</b> [1] - 69:3 <b>21st</b> [2] - 67:21, 68:9 <b>23</b> [2] - 2:6, 2:18 <b>25th</b> [1] - 71:15 <b>2:37</b> [2] - 1:7, 2:1 <b>2nd</b> [1] - 23:18	<b>630</b> [1] - 23:18 <b>64.4</b> [1] - 40:16 <b>65,000</b> [1] - 14:24	70:6 <b>adjustments</b> [2] - 40:16, 40:17 <b>Administrative</b> [1] - 1:21 <b>adopted</b> [2] - 11:4, 67:22 <b>advise</b> [1] - 62:23 <b>affordability</b> [2] - 37:22, 48:12 <b>affordable</b> [1] - 37:23 <b>agenda</b> [8] - 33:5, 61:24, 63:13, 63:15, 63:20, 63:22, 64:2, 64:23 <b>aggregate</b> [1] - 32:3 <b>ago</b> [3] - 21:3, 42:22, 57:2 <b>agree</b> [4] - 8:22, 10:9, 26:12, 49:7 <b>agreement</b> [10] - 10:17, 10:21, 11:16, 12:22, 12:23, 14:3, 51:19, 59:3, 59:13, 66:11 <b>AKIN</b> [4] - 57:7, 57:13, 57:24, 58:7 <b>Akin</b> [10] - 44:8, 57:3, 57:4, 57:5, 57:8, 57:12, 57:16, 59:14, 60:4, 61:21 <b>align</b> [1] - 59:5 <b>allotment</b> [1] - 44:3 <b>allow</b> [3] - 6:1, 63:6, 63:10 <b>allowed</b> [3] - 3:19, 3:20, 33:13 <b>almost</b> [1] - 25:5 <b>alone</b> [2] - 9:24, 55:5 <b>already-available</b> [1] - 3:21 <b>ALSO</b> [1] - 1:17 <b>alternative</b> [1] - 29:23 <b>amend</b> [2] - 56:4, 56:6 <b>amended</b> [4] - 56:11, 60:14, 61:1, 61:17 <b>amending</b> [3] - 55:10, 55:22, 56:16 <b>amendment</b> [4] - 35:14, 55:9, 60:17, 63:14 <b>amenity</b> [1] - 16:11 <b>amortization</b> [1] - 51:9 <b>amount</b> [9] - 15:7, 15:8, 30:14, 31:15, 33:5, 35:20, 36:25, 47:15, 53:18 <b>amounts</b> [2] - 33:8, 40:14 <b>annual</b> [2] - 51:14,	53:12 <b>anticipate</b> [4] - 22:12, 26:18, 28:14, 43:25 <b>ANTONIO</b> [1] - 1:20 <b>anxiously</b> [1] - 26:25 <b>anyway</b> [1] - 8:12 <b>apartments</b> [1] - 18:1 <b>apologize</b> [1] - 41:20 <b>appetite</b> [1] - 31:5 <b>applicant</b> [3] - 14:11, 28:1, 28:25 <b>applicants</b> [2] - 68:16, 69:13 <b>application</b> [2] - 16:25, 17:13 <b>applications</b> [1] - 30:2 <b>apply</b> [2] - 28:2 <b>applying</b> [1] - 28:25 <b>appoint</b> [1] - 69:4 <b>approach</b> [4] - 9:19, 9:24, 19:10, 53:9 <b>approaches</b> [3] - 9:18, 23:5, 28:8 <b>approaching</b> [1] - 32:2 <b>appropriate</b> [2] - 10:7, 62:25 <b>appropriately</b> [1] - 36:1 <b>approval</b> [8] - 17:16, 39:18, 40:2, 41:23, 44:19, 44:24, 45:4, 50:4 <b>approve</b> [3] - 11:22, 31:2, 49:12 <b>approved</b> [10] - 2:18, 30:14, 31:1, 32:11, 35:10, 35:20, 40:21, 41:9, 55:11, 55:23 <b>approving</b> [1] - 55:24 <b>approximate</b> [1] - 32:13 <b>April</b> [2] - 10:3, 69:3 <b>architect</b> [1] - 17:3 <b>area</b> [7] - 3:16, 22:21, 37:20, 42:15, 42:16, 45:2, 50:16 <b>areas</b> [1] - 19:15 <b>arm</b> [3] - 42:16, 49:20, 50:15 <b>art</b> [1] - 43:15 <b>articulated</b> [1] - 56:6 <b>artist</b> [1] - 43:21 <b>artists</b> [2] - 43:14, 47:15 <b>as-approved</b> [1] - 40:21 <b>as-revised</b> [1] - 40:22 <b>aside</b> [3] - 31:4, 31:7, 38:5
<b>0</b>	<b>3</b>	<b>7</b>	<b>8</b>	
0.5 [2] - 34:1, 53:22 0.50 [1] - 18:20 0.51 [1] - 18:19 0.84 [2] - 41:4, 53:18 0.86 [1] - 41:3	3 [1] - 58:19 3,750 [1] - 20:14 3,872 [2] - 15:17, 15:24 30 [1] - 22:9 30,500 [1] - 20:11 303 [1] - 1:8 30307 [1] - 57:15 32250 [1] - 23:20 323 [1] - 21:3 38 [2] - 20:13, 43:24 39.8 [1] - 18:17	7 [3] - 18:7, 31:23, 32:16 7,150,688 [1] - 15:11	8 [1] - 31:23 8.3 [1] - 32:17 80 [2] - 37:19, 37:20	
<b>1</b>	<b>4</b>	<b>A</b>		
1 [2] - 15:4, 17:12 1,430,138 [1] - 15:10 1.5 [1] - 52:21 10 [5] - 18:13, 19:17, 36:21, 36:22, 40:23 10,000 [1] - 16:1 128 [1] - 14:17 13.6 [1] - 40:24 1454 [1] - 57:13 15 [1] - 18:14 15.1 [1] - 40:23 16 [2] - 1:6, 2:1 17.7 [1] - 14:25 18-month [1] - 20:9 1941 [3] - 17:7, 27:10, 27:12	4 [2] - 17:17, 19:1 4.6 [1] - 20:1 40 [5] - 15:16, 15:25, 24:16, 24:17, 32:10 42 [1] - 32:14 44 [2] - 38:15, 43:12 49 [1] - 25:5 4:37 [1] - 70:7	able [4] - 8:1, 29:12, 49:5, 64:6 absolutely [4] - 10:14, 24:6, 26:13, 42:17 accept [2] - 25:8, 25:18 access [2] - 16:8, 29:20 accompanies [1] - 11:16 accurate [2] - 15:20, 15:24 accustomed [1] - 18:8 acquire [1] - 63:3 acquiring [1] - 62:19 acquisition [1] - 15:3 action [2] - 5:22, 62:24 actively [1] - 25:14 activities [1] - 22:21 activity [3] - 5:3, 16:17, 16:18 actual [2] - 13:6, 44:20 Adams [3] - 14:17, 14:19, 20:15 add [7] - 5:6, 7:21, 8:3, 33:23, 44:19, 56:14, 62:1 added [1] - 9:20 adding [1] - 65:12 addition [5] - 20:24, 40:11, 47:2, 63:23, 67:10 additional [10] - 5:17, 5:22, 6:5, 6:8, 29:2, 29:7, 32:16, 36:2, 45:5, 46:15 address [6] - 14:14, 21:13, 23:13, 23:17, 41:12, 57:12 adhere [1] - 48:2 adjourned [2] - 70:5,		
<b>2</b>	<b>5</b>			
2 [4] - 15:15, 15:22, 17:13, 39:22 2(a) [1] - 40:13 2(b) [1] - 40:13 2,846,162 [1] - 15:7 2,874,390 [1] - 15:9 20 [7] - 20:3, 53:15, 53:20, 56:18, 56:19, 58:18, 58:19 20-year [2] - 52:4, 54:2 200 [1] - 57:14 2021 [4] - 17:8, 35:19,	5 [3] - 15:15, 17:22, 20:5 50 [4] - 18:15, 32:3, 32:20, 36:5 52.9 [1] - 40:17 55,252,356 [1] - 37:13 55.3 [1] - 40:18 5:00 [1] - 70:4			
	<b>6</b>			
	6 [1] - 47:3 60.8 [1] - 40:15			

<p><b>assets</b> [1] - 62:11  <b>assistance</b> [1] - 62:19  <b>Assistant</b> [1] - 1:21  <b>associated</b> [1] - 19:7  <b>assume</b> [1] - 52:15  <b>assumed</b> [1] - 52:23  <b>Atlanta</b> [1] - 57:14  <b>attach</b> [1] - 10:3  <b>attached</b> [1] - 12:23  <b>attended</b> [1] - 5:15  <b>attention</b> [10] - 6:24, 7:3, 18:21, 18:24, 19:23, 37:16, 39:17, 39:22, 62:3, 62:6  <b>attract</b> [2] - 47:18, 48:22  <b>attracted</b> [1] - 7:3  <b>auditors</b> [1] - 31:13  <b>authority</b> [3] - 59:16, 64:4, 64:15  <b>Authority</b> [3] - 2:4, 26:23, 61:24  <b>AUTHORITY</b> [1] - 1:2  <b>authorization</b> [2] - 6:5, 55:6  <b>authorize</b> [2] - 6:2, 63:3  <b>authorized</b> [1] - 71:8  <b>automobile</b> [1] - 27:13  <b>available</b> [2] - 3:21, 62:20  <b>average</b> [1] - 17:23  <b>award</b> [2] - 68:14, 68:15  <b>awards</b> [1] - 64:6  <b>aware</b> [3] - 40:4, 48:18, 63:11  <b>aye</b> [2] - 2:13, 2:14</p>	<p><b>Barakat's</b> [1] - 8:6  <b>barely</b> [2] - 25:4, 43:4  <b>Barnett</b> [1] - 24:10  <b>basement</b> [4] - 16:13, 16:14, 16:18, 26:6  <b>basis</b> [5] - 11:9, 11:12, 48:16, 51:14, 53:12  <b>Bay</b> [1] - 21:3  <b>Beach</b> [1] - 23:19  <b>becomes</b> [1] - 33:24  <b>begin</b> [1] - 2:4  <b>beginning</b> [2] - 17:17, 17:21  <b>behind</b> [1] - 67:11  <b>behind-the-scenes</b> [1] - 67:11  <b>below</b> [2] - 19:17, 28:19  <b>benefit</b> [1] - 51:12  <b>benefits</b> [1] - 49:4  <b>best</b> [2] - 48:16, 59:23  <b>best-efforts</b> [1] - 48:16  <b>between</b> [1] - 69:5  <b>beyond</b> [2] - 51:17, 64:1  <b>BID</b> [2] - 10:2, 10:3  <b>bid</b> [4] - 68:13, 68:19  <b>bidding</b> [1] - 68:18  <b>bids</b> [1] - 69:2  <b>big</b> [2] - 50:8, 65:15  <b>bigger</b> [4] - 38:17, 38:18, 38:19, 48:19  <b>biggest</b> [1] - 31:20  <b>bill</b> [1] - 20:7  <b>bit</b> [8] - 16:8, 18:2, 22:4, 26:6, 33:22, 36:13, 41:2, 58:24  <b>blanks</b> [1] - 64:21  <b>blighted</b> [1] - 24:7  <b>board</b> [25] - 6:22, 10:10, 14:8, 18:21, 21:1, 21:11, 26:13, 26:23, 30:6, 39:15, 50:13, 50:18, 54:17, 56:24, 62:4, 62:24, 63:18, 63:24, 64:25, 65:7, 67:14, 68:14, 68:15, 69:9  <b>BOARD</b> [102] - 1:3, 1:12, 2:9, 2:10, 2:14, 2:16, 4:14, 4:23, 5:15, 5:21, 6:6, 6:11, 7:15, 7:19, 9:2, 9:4, 9:6, 9:8, 9:10, 9:12, 11:21, 11:23, 12:1, 12:7, 12:9, 12:11, 12:13, 12:15, 13:10, 13:12, 13:15, 13:17, 13:19, 13:21, 13:23,</p>	<p>13:25, 21:20, 21:22, 21:24, 22:10, 24:4, 24:24, 25:25, 26:12, 26:21, 27:6, 27:20, 28:24, 29:24, 30:20, 30:23, 32:21, 33:16, 34:22, 35:1, 35:3, 35:5, 35:7, 41:18, 42:3, 42:5, 42:9, 42:21, 44:4, 45:10, 46:4, 46:8, 46:11, 46:19, 46:24, 47:6, 48:17, 49:3, 49:15, 49:23, 50:5, 52:11, 52:22, 53:13, 54:13, 54:20, 54:24, 56:4, 56:9, 56:13, 56:18, 59:25, 60:6, 60:9, 60:11, 60:13, 60:20, 60:22, 60:24, 61:2, 61:5, 61:7, 61:9, 61:11, 61:13, 61:15, 70:2  <b>Board</b> [4] - 1:14, 1:15, 1:15, 1:16  <b>body</b> [1] - 32:11  <b>books</b> [3] - 49:19, 51:17, 51:23  <b>boundaries</b> [1] - 42:25  <b>boundary</b> [1] - 44:22  <b>Boy</b> [1] - 30:22  <b>BOYER</b> [16] - 1:18, 2:25, 4:16, 6:1, 9:17, 10:14, 10:19, 12:17, 13:3, 31:6, 62:2, 65:19, 65:24, 66:12, 68:6, 69:24  <b>Boyer</b> [23] - 2:21, 2:24, 4:6, 4:13, 5:1, 5:5, 6:21, 9:14, 10:18, 11:18, 30:25, 31:3, 32:19, 39:10, 61:25, 65:1, 65:18, 67:13, 67:15, 68:3, 69:8, 69:13, 69:17  <b>BRAXTON</b> [1] - 1:13  <b>Bridge</b> [1] - 43:3  <b>briefing</b> [1] - 65:22  <b>bring</b> [2] - 62:3, 62:5  <b>bringing</b> [3] - 27:21, 48:13, 64:20  <b>broken</b> [2] - 32:9, 62:10  <b>brought</b> [2] - 14:8, 33:11  <b>budget</b> [6] - 3:21, 9:20, 19:13, 36:11, 36:12, 36:14  <b>Budget</b> [1] - 19:1  <b>budgeting</b> [1] - 31:8</p>	<p><b>build</b> [2] - 4:20, 51:6  <b>building</b> [22] - 10:22, 10:23, 14:5, 14:17, 14:18, 14:24, 15:3, 16:12, 17:6, 17:8, 17:20, 20:20, 20:25, 24:8, 26:7, 26:14, 35:10, 45:3, 45:8, 47:7, 47:16, 48:22  <b>buildings</b> [2] - 30:4, 48:14  <b>business</b> [6] - 2:19, 10:15, 14:4, 16:10, 35:12, 65:5  <b>button</b> [1] - 23:9  <b>bylaw</b> [1] - 64:11  <b>bylaws</b> [1] - 63:14</p>	<p><b>cetera</b> [1] - 50:10  <b>Chair</b> [22] - 1:13, 11:23, 15:2, 17:24, 22:2, 22:13, 35:16, 41:20, 43:18, 44:11, 45:17, 46:9, 46:17, 48:4, 50:1, 52:11, 52:17, 53:23, 54:23, 55:2, 55:20, 59:19  <b>chair</b> [2] - 14:7, 50:25  <b>Chair's</b> [1] - 68:23  <b>CHAIRMAN</b> [103] - 2:3, 2:11, 2:15, 2:17, 4:6, 5:13, 5:20, 6:9, 6:14, 7:13, 7:18, 7:21, 9:3, 9:5, 9:7, 9:9, 9:11, 9:13, 10:8, 10:15, 11:18, 11:25, 12:2, 12:8, 12:10, 12:12, 12:14, 12:25, 13:11, 13:13, 13:16, 13:18, 13:20, 13:22, 13:24, 14:1, 21:15, 23:7, 23:17, 23:21, 24:1, 24:22, 25:23, 26:11, 27:4, 27:19, 33:20, 34:23, 34:25, 35:2, 35:4, 35:6, 35:8, 41:13, 41:25, 42:4, 42:6, 42:20, 46:10, 49:1, 49:14, 49:22, 50:20, 51:12, 52:9, 54:14, 54:21, 55:3, 55:16, 56:2, 56:5, 56:10, 56:15, 56:21, 57:5, 57:11, 57:16, 57:25, 59:14, 59:21, 60:4, 60:7, 60:10, 60:12, 60:16, 60:21, 60:23, 60:25, 61:3, 61:6, 61:8, 61:10, 61:12, 61:14, 61:16, 65:1, 65:20, 66:1, 67:13, 68:2, 69:7, 69:25, 70:3  <b>Chairman</b> [4] - 1:13, 2:25, 56:13, 67:16  <b>challenge</b> [2] - 40:8, 58:8  <b>chance</b> [1] - 44:9  <b>change</b> [6] - 11:14, 42:13, 49:16, 55:17, 64:11, 64:17  <b>changes</b> [12] - 36:10, 37:4, 37:15, 43:12, 46:14, 46:25, 49:11, 50:7, 50:8, 53:25, 65:5, 65:15  <b>changing</b> [1] - 42:13  <b>chart</b> [2] - 3:6, 4:17</p>
<b>C</b>				
<p><b>backed</b> [1] - 48:6  <b>backing</b> [1] - 47:20  <b>Ball</b> [2] - 10:21, 10:22  <b>ballpark</b> [1] - 30:20  <b>Bar</b> [1] - 26:8  <b>BARAKAT</b> [18] - 1:14, 6:15, 9:10, 12:9, 13:23, 24:24, 34:24, 42:21, 44:4, 45:10, 46:4, 46:8, 52:11, 52:22, 53:13, 54:13, 60:22, 61:7  <b>Barakat</b> [18] - 6:14, 7:13, 8:22, 9:9, 12:8, 13:22, 17:24, 24:23, 25:23, 34:23, 42:20, 43:19, 44:12, 45:18, 52:18, 53:24, 60:21, 61:6</p>				
<b>C</b>				
<p><b>cafe</b> [2] - 64:2, 64:8  <b>calculate</b> [1] - 20:2  <b>calculation</b> [2] - 33:21, 52:13  <b>calendar</b> [1] - 69:21  <b>cannot</b> [1] - 68:17  <b>cap</b> [1] - 19:14  <b>capacity</b> [1] - 3:14  <b>capital</b> [19] - 3:10, 3:11, 6:17, 28:14, 29:3, 29:18, 29:21, 33:6, 33:13, 35:23, 37:3, 37:5, 46:14, 46:25, 47:4, 62:7, 63:7, 63:8  <b>captures</b> [1] - 36:12  <b>cards</b> [1] - 13:6  <b>CAROL</b> [1] - 1:13  <b>carry</b> [1] - 51:17  <b>carrying</b> [1] - 51:23  <b>case</b> [4] - 9:21, 28:20, 38:17, 53:15  <b>cash</b> [2] - 58:15, 58:22  <b>catch-22</b> [1] - 58:24  <b>categories</b> [3] - 11:5, 19:2, 19:9  <b>category</b> [6] - 19:1, 19:3, 19:25, 36:16, 36:19, 36:22  <b>cents</b> [1] - 25:5  <b>cents'</b> [1] - 10:8  <b>CEO</b> [6] - 32:19, 39:10, 64:14, 65:22, 67:17, 67:24  <b>certain</b> [4] - 58:13, 64:6, 64:8, 64:10  <b>certainly</b> [1] - 44:16  <b>CERTIFICATE</b> [1] - 71:1  <b>certify</b> [1] - 71:8</p>				

<p><b>Chief</b> [1] - 1:18  <b>Chisholm</b> [2] - 23:10, 54:15  <b>CHISHOLM</b> [2] - 1:21, 44:10  <b>Citrano</b> [14] - 6:10, 9:7, 12:10, 13:20, 25:24, 34:25, 42:4, 46:10, 46:18, 48:5, 49:1, 56:5, 60:19, 61:8  <b>CITRANO</b> [16] - 1:14, 6:11, 9:8, 12:11, 13:21, 25:25, 35:1, 42:3, 46:11, 46:19, 46:24, 47:6, 48:17, 56:4, 60:20, 61:9  <b>Citrano's</b> [1] - 49:7  <b>City</b> [16] - 5:23, 9:15, 10:11, 10:13, 22:6, 25:3, 31:1, 32:25, 34:3, 34:13, 41:2, 51:24, 52:24, 59:18, 59:23, 66:9  <b>city</b> [1] - 24:7  <b>CITY</b> [1] - 1:1  <b>City's</b> [1] - 10:24  <b>Clark</b> [1] - 22:15  <b>clean</b> [1] - 55:4  <b>cleans</b> [1] - 24:6  <b>Clinic</b> [2] - 10:16, 14:3  <b>close</b> [5] - 23:3, 24:8, 32:4, 32:20, 53:22  <b>closer</b> [1] - 34:1  <b>co</b> [1] - 16:6  <b>co-work</b> [1] - 16:6  <b>COA</b> [1] - 17:14  <b>code</b> [2] - 15:8, 19:24  <b>collar</b> [1] - 59:10  <b>collected</b> [1] - 11:13  <b>Columbia</b> [2] - 40:5, 57:8  <b>comfortable</b> [3] - 42:10, 48:19, 59:22  <b>coming</b> [4] - 4:7, 11:3, 38:9, 64:9  <b>commerce</b> [1] - 22:7  <b>commencement</b> [1] - 20:8  <b>commencing</b> [2] - 1:7, 66:8  <b>comment</b> [5] - 4:24, 25:6, 46:12, 47:22, 55:1  <b>comments</b> [13] - 4:13, 6:13, 7:21, 8:6, 21:19, 24:5, 26:13, 27:8, 41:17, 42:7, 49:7, 52:10, 64:13  <b>Commercial</b> [2] -</p>	<p>14:11, 16:20  <b>commercial</b> [7] - 16:5, 16:18, 20:14, 38:13, 38:21, 43:13, 47:13  <b>Commission</b> [1] - 17:15  <b>commitments</b> [1] - 19:19  <b>committed</b> [1] - 37:17  <b>committee</b> [23] - 3:3, 3:7, 6:12, 7:22, 8:24, 11:19, 21:16, 21:21, 25:7, 41:14, 41:19, 41:21, 41:24, 50:3, 50:6, 63:16, 63:17, 64:21, 65:9, 65:12, 69:2, 69:5, 69:10  <b>community</b> [4] - 25:15, 43:21, 47:9, 47:20  <b>compare</b> [1] - 39:19  <b>comparisons</b> [1] - 39:18  <b>competition</b> [1] - 18:3  <b>complain</b> [1] - 7:25  <b>complete</b> [1] - 71:10  <b>completion</b> [2] - 20:10, 22:8  <b>compliance</b> [4] - 15:8, 19:24, 29:14, 39:11  <b>component</b> [3] - 29:15, 37:12, 45:5  <b>components</b> [3] - 19:4, 36:19  <b>comprise</b> [2] - 15:17, 19:6  <b>comprised</b> [1] - 14:12  <b>computer</b> [1] - 12:24  <b>conceptual</b> [1] - 17:16  <b>concern</b> [1] - 58:1  <b>concerning</b> [1] - 50:14  <b>concerns</b> [1] - 3:15  <b>condition</b> [1] - 17:16  <b>conditions</b> [1] - 45:4  <b>conduct</b> [1] - 16:9  <b>cone</b> [3] - 67:25, 68:12, 68:20  <b>cone-of-silence</b> [2] - 67:25, 68:12  <b>confirm</b> [1] - 57:10  <b>confirmed</b> [1] - 15:22  <b>confusing</b> [1] - 55:14  <b>consent</b> [7] - 63:13, 63:15, 63:18, 63:20, 63:21, 64:1, 64:23  <b>consider</b> [5] - 10:5, 24:6, 28:9, 30:9, 65:4  <b>consideration</b> [3] - 21:9, 44:17, 44:18</p>	<p><b>considerations</b> [2] - 28:10, 29:7  <b>considered</b> [1] - 28:22  <b>considering</b> [1] - 10:5  <b>constructed</b> [1] - 17:6  <b>construction</b> [8] - 19:12, 20:9, 21:2, 21:4, 21:8, 22:8, 66:11, 66:19  <b>Construction</b> [1] - 17:1  <b>contemplate</b> [1] - 63:15  <b>contemplating</b> [1] - 43:16  <b>context</b> [2] - 28:22, 59:3  <b>continue</b> [6] - 8:17, 8:19, 21:6, 30:8, 34:16, 50:17  <b>continued</b> [1] - 20:22  <b>continuing</b> [2] - 20:18, 55:25  <b>contrast</b> [1] - 39:19  <b>contribution</b> [1] - 37:3  <b>conventional</b> [2] - 46:21, 58:12  <b>conversation</b> [3] - 6:12, 21:11, 39:9  <b>conversations</b> [4] - 20:18, 21:5, 22:14, 23:1  <b>cooperative</b> [1] - 14:15  <b>coordinator</b> [3] - 3:11, 6:17, 8:8  <b>core</b> [1] - 25:9  <b>corner</b> [1] - 14:19  <b>correct</b> [15] - 5:24, 9:16, 18:2, 32:19, 44:6, 45:16, 46:18, 46:23, 47:1, 48:16, 52:3, 56:22, 59:18, 59:20, 60:15  <b>corridor</b> [1] - 25:20  <b>cost</b> [5] - 19:7, 28:17, 33:7, 37:13, 66:25  <b>costs</b> [7] - 14:25, 15:3, 15:13, 18:16, 18:18, 40:15, 47:3  <b>Council</b> [12] - 5:23, 9:16, 10:11, 10:13, 22:6, 31:1, 31:13, 32:25, 34:3, 34:14, 59:18, 59:24  <b>Counsel</b> [3] - 1:20, 51:15, 52:1  <b>count</b> [5] - 38:17, 38:23, 43:23, 44:1, 50:9</p>	<p><b>counts</b> [1] - 38:21  <b>COUNTY</b> [1] - 71:4  <b>couple</b> [5] - 18:23, 24:4, 25:25, 27:23, 43:11  <b>course</b> [4] - 20:1, 29:23, 44:15, 58:18  <b>coverage</b> [1] - 58:14  <b>covered</b> [1] - 46:15  <b>CRA</b> [3] - 3:21, 10:2, 10:4  <b>CRAIG</b> [1] - 1:15  <b>creation</b> [1] - 48:11  <b>creatives</b> [1] - 47:15  <b>credit</b> [7] - 28:1, 28:10, 28:13, 29:3, 29:15, 30:10, 37:12  <b>credits</b> [3] - 17:11, 28:5, 29:10  <b>Creek</b> [2] - 44:23, 45:7  <b>creek</b> [3] - 8:16, 45:2, 66:15  <b>Crescimbeni</b> [1] - 12:18  <b>critical</b> [1] - 7:6  <b>critique</b> [1] - 26:5  <b>curious</b> [1] - 4:14  <b>current</b> [2] - 3:20, 39:20  <b>customers</b> [2] - 11:2, 13:9  <b>customization</b> [1] - 62:14  <b>cut</b> [1] - 2:23</p>	<p><b>deep</b> [1] - 40:7  <b>defer</b> [3] - 18:1, 46:1, 52:14  <b>deferral</b> [4] - 39:2, 39:5, 50:21, 50:22  <b>deferred</b> [8] - 15:9, 20:2, 45:11, 45:19, 52:19, 53:1, 53:6, 53:25  <b>definitely</b> [1] - 5:6  <b>definition</b> [1] - 37:22  <b>delay</b> [1] - 9:21  <b>deliveries</b> [1] - 27:13  <b>demolition</b> [3] - 8:17, 66:7, 67:10  <b>Department</b> [2] - 3:12, 17:7  <b>Design</b> [1] - 17:2  <b>design</b> [2] - 66:14, 66:17  <b>designing</b> [1] - 66:15  <b>details</b> [2] - 7:4, 67:8  <b>determined</b> [1] - 43:8  <b>develop</b> [1] - 27:17  <b>developed</b> [1] - 47:17  <b>developer</b> [20] - 18:12, 18:13, 22:11, 25:14, 25:17, 28:11, 29:6, 37:17, 38:3, 43:15, 43:20, 47:13, 50:12, 51:1, 51:13, 54:18, 57:19, 57:21, 60:5, 66:23  <b>developer's</b> [1] - 58:5  <b>developers</b> [4] - 7:25, 29:20, 50:19, 54:15  <b>developing</b> [1] - 57:9  <b>development</b> [24] - 14:25, 15:12, 16:19, 16:22, 17:5, 18:16, 18:18, 18:19, 19:11, 20:22, 24:11, 28:16, 36:12, 37:13, 37:18, 40:9, 45:1, 45:7, 47:3, 48:7, 48:11, 66:4, 66:11, 67:19  <b>Development</b> [2] - 1:19, 16:23  <b>developments</b> [2] - 48:6, 48:9  <b>DIA</b> [13] - 1:19, 1:19, 1:20, 2:20, 3:17, 39:11, 44:21, 45:5, 47:8, 55:11, 55:22, 65:21, 69:4  <b>dia</b> [1] - 2:19  <b>DIA's</b> [1] - 43:4  <b>Diane</b> [3] - 1:9, 71:7, 71:19  <b>Diebenow</b> [2] - 23:11,</p>
<b>D</b>				
<p><b>Daily</b> [1] - 68:9  <b>dangerously</b> [1] - 53:16  <b>Danis</b> [1] - 17:1  <b>data</b> [1] - 62:18  <b>date</b> [5] - 20:8, 30:14, 42:12, 52:8, 68:11  <b>DATED</b> [1] - 71:15  <b>dates</b> [1] - 67:22  <b>days</b> [1] - 67:20  <b>deal</b> [1] - 31:2, 33:15, 35:18, 36:4, 36:18, 37:10, 38:20, 40:6, 52:6, 53:10, 69:14  <b>deals</b> [3] - 31:17, 32:23, 66:5  <b>debt</b> [12] - 33:14, 37:6, 37:7, 37:9, 45:20, 51:17, 51:23, 54:3, 54:4, 54:5, 54:7, 58:13  <b>December</b> [1] - 66:19  <b>decision</b> [1] - 34:8</p>				

<p>29:13 <b>different</b> [6] - 4:21, 22:16, 32:8, 33:12, 38:4, 38:5 <b>difficult</b> [1] - 33:24 <b>direction</b> [1] - 64:24 <b>directly</b> [1] - 41:22 <b>Director</b> [1] - 1:19 <b>disappointing</b> [1] - 47:23 <b>discount</b> [1] - 11:15 <b>discuss</b> [3] - 22:16, 42:2, 63:25 <b>discussed</b> [4] - 21:6, 49:4, 58:25, 63:16 <b>discusses</b> [1] - 17:18 <b>discussing</b> [3] - 3:4, 14:22, 57:18 <b>discussion</b> [7] - 2:5, 4:8, 42:24, 56:11, 61:1, 62:6, 64:21 <b>discussions</b> [1] - 65:3 <b>Disposition</b> [1] - 67:18 <b>distant</b> [1] - 7:1 <b>district</b> [1] - 43:10 <b>districts</b> [1] - 14:21 <b>Division</b> [1] - 10:24 <b>Doggone</b> [1] - 39:23 <b>dollar</b> [1] - 25:6 <b>dollars</b> [3] - 3:22, 53:18, 62:21 <b>done</b> [2] - 48:7, 65:5 <b>down</b> [6] - 16:16, 30:11, 38:20, 42:15, 44:21, 53:16 <b>DOWNTOWN</b> [1] - 1:2 <b>downtown</b> [15] - 3:10, 6:17, 6:23, 7:3, 7:8, 8:7, 18:4, 20:22, 27:12, 42:25, 43:9, 49:6, 55:25, 62:7, 63:8 <b>Downtown</b> [4] - 2:3, 14:9, 26:23, 61:24 <b>DPRP</b> [21] - 14:5, 15:9, 15:10, 18:9, 18:11, 19:4, 19:9, 21:5, 29:5, 35:10, 35:13, 35:20, 36:3, 36:23, 39:4, 40:20, 41:5, 44:16, 58:9, 58:23, 61:18 <b>draft</b> [1] - 52:5 <b>drafted</b> [1] - 12:22 <b>driven</b> [3] - 42:15, 48:8, 48:10 <b>drop</b> [1] - 19:16 <b>due</b> [1] - 69:3 <b>during</b> [1] - 68:12</p>	<p><b>DUVAL</b> [1] - 71:4</p> <p style="text-align: center;"><b>E</b></p> <p><b>early</b> [2] - 67:20, 68:7 <b>easement</b> [1] - 67:7 <b>easiest</b> [1] - 64:23 <b>East</b> [1] - 21:3 <b>Eastside</b> [2] - 48:24, 49:7 <b>easy</b> [1] - 24:18 <b>Eats</b> [1] - 27:14 <b>echo</b> [2] - 8:6, 26:1 <b>Ed</b> [2] - 10:21, 10:22 <b>effect</b> [2] - 28:21, 51:7 <b>effective</b> [1] - 20:8 <b>effectively</b> [2] - 16:11, 48:5 <b>effectiveness</b> [1] - 9:22 <b>effects</b> [1] - 25:20 <b>efficient</b> [1] - 70:3 <b>effort</b> [1] - 17:5 <b>efforts</b> [1] - 48:16 <b>either</b> [2] - 3:2, 45:14 <b>element</b> [1] - 33:23 <b>elevator</b> [1] - 27:11 <b>eligible</b> [5] - 19:19, 21:5, 21:10, 29:17, 37:9 <b>eliminate</b> [1] - 67:2 <b>eliminated</b> [2] - 3:8, 43:23 <b>elimination</b> [1] - 6:16 <b>Emerald</b> [2] - 45:1, 45:9 <b>emphasize</b> [1] - 6:18 <b>employees</b> [2] - 6:5, 11:1 <b>employing</b> [1] - 17:4 <b>encouraging</b> [2] - 5:23, 6:1 <b>end</b> [2] - 51:11, 52:8 <b>endeavor</b> [1] - 7:12 <b>entered</b> [1] - 22:17 <b>entering</b> [1] - 23:3 <b>entertain</b> [1] - 39:14 <b>entities</b> [1] - 26:19 <b>equal</b> [1] - 33:8 <b>equity</b> [10] - 18:12, 28:9, 28:10, 28:11, 37:3, 37:7, 37:10, 40:22, 46:15, 49:16 <b>equivalent</b> [1] - 15:11 <b>error</b> [1] - 36:7 <b>essential</b> [2] - 5:10, 7:6 <b>essentially</b> [3] - 25:5, 45:13, 46:14 <b>established</b> [2] - 11:5,</p>	<p>53:9 <b>establishment</b> [1] - 26:9 <b>Estate</b> [1] - 10:24 <b>estimates</b> [1] - 41:2 <b>et</b> [1] - 50:10 <b>event</b> [14] - 39:5, 39:8, 40:4, 45:14, 45:22, 45:25, 46:2, 46:3, 49:9, 51:2, 53:5, 54:9, 59:4, 59:6 <b>eventually</b> [1] - 63:6 <b>exact</b> [2] - 32:7, 42:12 <b>exactly</b> [3] - 5:4, 23:24, 55:19 <b>exceeds</b> [1] - 18:20 <b>excellent</b> [1] - 26:21 <b>except</b> [1] - 27:14 <b>excess</b> [1] - 31:22 <b>excited</b> [1] - 63:7 <b>excitedly</b> [1] - 66:7 <b>Executive</b> [1] - 1:18 <b>Exhibit</b> [5] - 18:22, 18:25, 20:6, 36:9, 36:12 <b>existing</b> [1] - 67:7 <b>expect</b> [2] - 31:17, 69:22 <b>expectations</b> [1] - 22:20 <b>expenditure</b> [2] - 62:25, 63:3 <b>expenditures</b> [1] - 37:1 <b>expertise</b> [1] - 18:1 <b>explain</b> [1] - 58:8 <b>expressway</b> [1] - 43:2 <b>extend</b> [1] - 57:20 <b>extension</b> [1] - 44:20 <b>extent</b> [3] - 28:13, 29:19, 36:20 <b>exterior</b> [1] - 19:6 <b>extremely</b> [1] - 51:16</p> <p style="text-align: center;"><b>F</b></p> <p><b>FAB</b> [2] - 14:21, 22:20 <b>FAB-REP</b> [1] - 14:21 <b>FAB-REP-type</b> [1] - 22:20 <b>facade</b> [1] - 64:7 <b>fact</b> [4] - 16:5, 29:18, 45:18, 64:13 <b>factors</b> [2] - 19:7, 44:16 <b>failed</b> [1] - 26:6 <b>fair</b> [2] - 28:18, 47:14 <b>fairly</b> [2] - 5:16, 49:17 <b>falls</b> [1] - 36:21 <b>familiar</b> [3] - 14:18,</p>	<p>16:12, 50:12 <b>fantastic</b> [3] - 26:8, 34:10, 68:2 <b>far</b> [5] - 24:12, 30:14, 31:20, 50:16, 56:19 <b>fashion</b> [1] - 55:18 <b>favor</b> [42] - 2:13, 5:21, 9:2, 9:4, 9:6, 9:8, 9:10, 9:12, 9:13, 13:15, 13:17, 13:19, 13:21, 13:23, 13:25, 21:23, 33:18, 34:22, 34:24, 35:1, 35:3, 35:5, 35:7, 35:8, 41:1, 42:18, 48:25, 49:11, 54:24, 60:9, 60:11, 60:13, 60:20, 60:22, 60:24, 61:5, 61:7, 61:9, 61:11, 61:13, 61:15, 61:16 <b>favorable</b> [1] - 27:8 <b>feature</b> [1] - 20:25 <b>February</b> [3] - 2:6, 2:18, 67:23 <b>feet</b> [5] - 14:24, 15:18, 15:24, 20:12, 20:14 <b>fell</b> [1] - 41:3 <b>felt</b> [1] - 40:2 <b>few</b> [1] - 21:20 <b>fifteen</b> [1] - 51:22 <b>filed</b> [2] - 10:2, 11:17 <b>fill</b> [2] - 4:4, 58:10 <b>final</b> [2] - 45:10, 51:3 <b>finally</b> [1] - 27:12 <b>financial</b> [1] - 22:23 <b>financing</b> [5] - 33:12, 37:8, 38:2, 46:22, 58:10 <b>fine</b> [2] - 64:19, 65:19 <b>finger</b> [1] - 23:8 <b>firm</b> [1] - 40:2 <b>first</b> [10] - 2:19, 4:4, 4:17, 8:9, 16:4, 27:10, 29:11, 39:21, 55:21, 58:7 <b>five</b> [7] - 7:16, 17:6, 45:15, 50:23, 51:9, 51:11, 58:18 <b>five-story</b> [1] - 17:6 <b>five-year</b> [2] - 45:15, 51:9 <b>flexibility</b> [1] - 38:7 <b>floor</b> [6] - 15:16, 15:17, 16:2, 16:5, 26:17, 26:19 <b>Floors</b> [1] - 15:15 <b>FLORIDA</b> [1] - 71:3 <b>Florida</b> [6] - 1:9, 1:10, 23:19, 23:20, 71:7, 71:19</p>	<p><b>flow</b> [1] - 58:22 <b>fluctuate</b> [1] - 13:8 <b>focus</b> [1] - 6:20 <b>focused</b> [2] - 20:20, 38:2 <b>follow</b> [2] - 52:12, 56:23 <b>follow-up</b> [1] - 52:12 <b>follows</b> [1] - 36:10 <b>foot</b> [2] - 15:12, 17:23 <b>footage</b> [4] - 16:1, 38:14, 38:22, 44:2 <b>footages</b> [1] - 17:25 <b>footing</b> [1] - 40:14 <b>foregoing</b> [2] - 70:6, 71:9 <b>forgivable</b> [6] - 15:7, 15:8, 39:6, 45:23, 51:17, 57:20 <b>forgiven</b> [1] - 51:23 <b>forgiveness</b> [10] - 39:3, 45:24, 51:10, 51:11, 51:14, 51:18, 54:3, 54:5, 58:16, 59:5 <b>forgiving</b> [1] - 54:6 <b>forma</b> [2] - 17:21, 17:22 <b>formal</b> [2] - 68:14, 68:15 <b>format</b> [2] - 63:18, 63:22 <b>forthcoming</b> [1] - 31:12 <b>forthright</b> [1] - 40:3 <b>forward</b> [5] - 8:16, 25:21, 27:1, 38:8, 67:9 <b>founders</b> [1] - 39:25 <b>founding</b> [1] - 40:5 <b>four</b> [1] - 67:20 <b>FPR</b> [1] - 1:9 <b>frame</b> [1] - 22:1 <b>framework</b> [1] - 68:20 <b>France</b> [1] - 57:13 <b>frankly</b> [1] - 34:9 <b>Froats</b> [18] - 4:12, 5:13, 9:1, 13:11, 13:14, 27:19, 33:20, 34:2, 35:6, 41:16, 49:22, 50:2, 54:22, 56:10, 59:21, 60:7, 61:14, 65:11 <b>FROATS</b> [24] - 1:15, 4:14, 4:23, 9:2, 13:12, 13:15, 27:20, 28:24, 29:24, 30:20, 30:23, 32:21, 33:16, 35:7, 41:18, 49:23, 50:5, 54:24, 56:9,</p>
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<p>56:13, 56:18, 59:25, 60:9, 61:15  <b>front</b> [1] - 30:16  <b>full</b> [6] - 2:22, 3:1, 8:4, 8:5, 54:7, 59:3  <b>full-time</b> [2] - 8:4, 8:5  <b>fully</b> [2] - 56:24, 66:17  <b>function</b> [1] - 3:13  <b>functioning</b> [1] - 3:13  <b>functions</b> [2] - 4:21, 13:7  <b>Fund</b> [1] - 3:22  <b>fund</b> [1] - 5:23  <b>funded</b> [1] - 6:3  <b>funding</b> [19] - 18:15, 19:2, 19:3, 19:8, 19:16, 19:18, 19:25, 20:4, 28:15, 30:13, 35:20, 36:3, 36:16, 36:18, 36:21, 36:22, 40:12, 40:24, 58:9  <b>funds</b> [4] - 3:21, 58:23, 62:20, 63:3  <b>Furchgott's</b> [6] - 14:5, 14:16, 17:7, 27:9, 35:10, 36:18  <b>future</b> [3] - 7:1, 16:17, 21:1</p>	<p>27:2  <b>Gilvarrys</b> [2] - 20:19, 21:7  <b>given</b> [4] - 22:3, 22:5, 43:7, 44:18  <b>glad</b> [5] - 5:17, 27:16, 30:19, 49:15, 49:18  <b>glowing</b> [1] - 27:8  <b>goal</b> [1] - 59:2  <b>goals</b> [1] - 8:20  <b>Governance</b> [2] - 65:3, 65:7  <b>graded</b> [1] - 68:14  <b>grant</b> [2] - 26:24, 64:2  <b>grants</b> [3] - 64:7, 64:8, 64:9  <b>graphic</b> [1] - 16:3  <b>great</b> [5] - 5:8, 16:25, 27:20, 33:2, 50:11  <b>greatest</b> [1] - 22:22  <b>Grippi</b> [1] - 16:24  <b>ground</b> [3] - 15:17, 26:17, 26:19  <b>Groundwork</b> [1] - 44:25  <b>group</b> [3] - 48:7, 66:17, 69:12  <b>Grubhub</b> [1] - 27:14  <b>guess</b> [3] - 21:21, 34:13, 51:14  <b>guidance</b> [2] - 64:18, 67:18  <b>guideline</b> [1] - 28:21  <b>Guidelines</b> [1] - 40:20  <b>guidelines</b> [2] - 41:6, 44:16  <b>GUY</b> [1] - 1:19</p>	<p><b>hi</b> [1] - 57:7  <b>high</b> [1] - 46:13  <b>hire</b> [3] - 3:16, 3:25, 27:10  <b>hired</b> [1] - 25:12  <b>Historic</b> [1] - 17:15  <b>historic</b> [15] - 15:5, 17:11, 24:13, 26:15, 27:25, 28:5, 28:9, 29:3, 29:10, 29:15, 30:4, 30:10, 33:23, 37:11, 48:13  <b>hitting</b> [1] - 68:11  <b>Hogan</b> [2] - 14:20, 20:15  <b>Hogan's</b> [2] - 44:22, 45:7  <b>hold</b> [5] - 5:9, 16:7, 23:10, 54:1, 54:6  <b>hold-off</b> [1] - 54:6  <b>hope</b> [1] - 57:18  <b>hopefully</b> [5] - 7:10, 8:18, 49:19, 50:17, 57:25  <b>hopes</b> [1] - 22:19  <b>hourly</b> [4] - 11:8, 11:9, 11:12  <b>housing</b> [3] - 37:22, 37:23, 48:12  <b>HPRR</b> [1] - 19:7  <b>HPS</b> [1] - 17:17  <b>HUD</b> [6] - 33:12, 37:8, 37:25, 38:1, 46:20, 47:24  <b>hypotheticals</b> [1] - 57:1</p>	<p>43:5  <b>include</b> [1] - 53:11  <b>included</b> [4] - 12:19, 32:17, 32:18, 36:5  <b>includes</b> [2] - 15:2, 62:13  <b>including</b> [1] - 16:22  <b>income</b> [4] - 37:18, 37:21, 38:5, 48:12  <b>increased</b> [5] - 36:15, 37:5, 40:15, 40:18, 47:2  <b>indefinite</b> [5] - 50:22, 51:1, 56:20, 58:2, 59:10  <b>indefinitely</b> [2] - 51:21, 57:20  <b>indicated</b> [1] - 34:4  <b>individual</b> [1] - 6:24  <b>individually</b> [1] - 8:25  <b>individuals</b> [1] - 37:20  <b>infill</b> [1] - 48:11  <b>information</b> [1] - 41:8  <b>initiative</b> [1] - 8:15  <b>input</b> [1] - 62:18  <b>insert</b> [2] - 55:11, 55:24  <b>inside</b> [1] - 65:21  <b>installed</b> [1] - 16:16  <b>instrumental</b> [1] - 40:5  <b>integral</b> [3] - 14:22, 40:6, 44:23  <b>intend</b> [1] - 10:2  <b>intended</b> [3] - 3:13, 30:2, 33:1  <b>intent</b> [5] - 20:19, 44:5, 44:13, 50:16, 58:11  <b>intention</b> [1] - 43:19  <b>interest</b> [1] - 53:11  <b>interested</b> [2] - 68:18, 69:9  <b>interesting</b> [1] - 28:8  <b>interface</b> [2] - 8:10, 8:19  <b>interior</b> [2] - 19:5  <b>interrupt</b> [1] - 54:25  <b>interviewing</b> [1] - 9:23  <b>inventory</b> [1] - 62:11  <b>investing</b> [1] - 25:6  <b>INVESTMENT</b> [1] - 1:2  <b>Investment</b> [3] - 2:4, 26:23, 61:24  <b>investor</b> [1] - 38:6  <b>invited</b> [1] - 65:8  <b>involved</b> [3] - 25:15, 45:6, 60:1  <b>issue</b> [5] - 2:21, 10:11, 57:22, 58:4, 65:17</p>	<p><b>issues</b> [4] - 57:18, 63:9, 65:22, 66:3  <b>item</b> [2] - 41:14, 61:23  <b>items</b> [2] - 32:9, 63:13  <b>itself</b> [1] - 32:14</p>
<b>G</b>		<b>I</b>		<b>K</b>
<p><b>gap</b> [2] - 20:4, 58:10  <b>garage</b> [1] - 13:7  <b>gatekeeper</b> [1] - 34:5  <b>GC</b> [1] - 17:2  <b>general</b> [2] - 19:6, 58:23  <b>General</b> [4] - 1:20, 3:22, 51:15, 52:1  <b>generally</b> [1] - 47:19  <b>Georgia</b> [1] - 57:14  <b>Gibbs</b> [10] - 5:14, 9:3, 12:2, 12:14, 13:16, 27:5, 35:4, 49:14, 60:10, 61:12  <b>GIBBS</b> [14] - 1:15, 5:15, 9:4, 11:23, 12:1, 12:15, 13:10, 13:17, 21:22, 27:6, 35:5, 49:15, 60:11, 61:13  <b>GILLAM</b> [1] - 1:13  <b>Gillam's</b> [1] - 53:14  <b>Gilvarry</b> [10] - 14:12, 14:13, 16:21, 22:25, 23:5, 23:7, 23:16, 23:21, 24:2, 29:12  <b>GILVARRY</b> [8] - 23:6, 23:15, 23:18, 23:23, 24:21, 25:22, 26:20,</p>	<p style="text-align: center;"><b>H</b></p> <p><b>hand</b> [1] - 12:25  <b>happy</b> [5] - 21:13, 25:21, 39:14, 41:12, 56:23  <b>hard</b> [1] - 5:8  <b>hardscape</b> [1] - 7:4  <b>head</b> [2] - 26:20, 36:6  <b>hear</b> [2] - 57:10, 57:11  <b>heard</b> [4] - 57:18, 58:1, 63:24, 64:13  <b>hearing</b> [1] - 41:19  <b>heartburn</b> [1] - 43:6  <b>heightened</b> [1] - 40:9  <b>held</b> [3] - 1:6, 37:19, 38:5  <b>helipad</b> [2] - 67:1, 67:2  <b>help</b> [1] - 17:5  <b>helpful</b> [2] - 48:23, 62:9</p>	<p><b>idea</b> [3] - 12:15, 31:3, 33:4  <b>ideally</b> [1] - 59:4  <b>identified</b> [1] - 20:4  <b>image</b> [1] - 16:4  <b>imagine</b> [2] - 29:8, 36:15  <b>impact</b> [3] - 43:8, 43:9, 53:21  <b>importance</b> [1] - 6:18  <b>important</b> [4] - 7:10, 8:18, 34:4, 69:18  <b>imposed</b> [2] - 29:9, 38:11  <b>impression</b> [1] - 47:19  <b>improved</b> [1] - 41:1  <b>improvements</b> [1] - 66:15  <b>incentive</b> [4] - 22:23, 26:3, 28:3, 63:25  <b>incentives</b> [2] - 22:22,</p>	<p><b>keep</b> [3] - 8:21, 10:10, 44:2  <b>keeping</b> [1] - 62:9  <b>KELLEY</b> [28] - 1:19, 14:7, 22:2, 22:13, 28:4, 29:2, 30:16, 30:22, 32:7, 33:9, 35:16, 41:20, 43:18, 44:7, 44:11, 45:17, 46:6, 46:17, 46:23, 47:1, 48:4, 50:1, 50:25, 52:17, 52:25, 53:23, 56:23, 59:19  <b>Kelley</b> [20] - 14:6, 21:15, 23:6, 23:24, 25:13, 26:5, 27:24, 31:12, 31:25, 32:5, 35:15, 41:13, 41:25, 43:14, 49:23, 50:20, 52:13, 59:15, 61:19, 61:25  <b>key</b> [1] - 13:6  <b>Khalil</b> [3] - 39:25, 40:4, 40:10  <b>kind</b> [9] - 4:25, 10:6, 16:6, 21:10, 22:11, 24:7, 39:19, 55:4, 66:2  <b>kinds</b> [1] - 67:8  <b>knowledge</b> [2] - 22:18, 23:2</p>	



<b>L</b>	<p>15:10, 19:4, 19:7, 19:18, 20:2, 36:24, 45:12, 45:13, 45:19, 46:20, 47:24, 52:15, 52:19, 53:1, 53:7, 53:18, 53:25, 57:20, 58:12, 58:17</p> <p><b>loans</b> [4] - 39:4, 39:6, 45:23, 59:5</p> <p><b>local</b> [2] - 25:12, 25:13</p> <p><b>locally</b> [1] - 17:8</p> <p><b>located</b> [1] - 14:17</p> <p><b>location</b> [2] - 26:5, 42:24</p> <p><b>look</b> [14] - 17:19, 17:25, 21:7, 28:6, 29:22, 33:10, 35:17, 36:8, 36:14, 48:8, 48:9, 51:4, 53:7, 55:15</p> <p><b>looked</b> [3] - 32:2, 35:18, 52:18</p> <p><b>looking</b> [10] - 3:16, 7:15, 13:4, 19:10, 28:11, 32:8, 32:13, 53:2, 53:10, 54:10</p> <p><b>looks</b> [1] - 21:24</p> <p><b>LORI</b> [1] - 1:18</p> <p><b>lose</b> [1] - 25:5</p> <p><b>Lotus</b> [2] - 14:11, 16:20</p> <p><b>love</b> [2] - 26:15, 26:16</p> <p><b>low</b> [3] - 25:8, 25:18, 53:16</p> <p><b>lower</b> [2] - 28:15, 53:21</p>	<p><b>mature</b> [3] - 45:13, 52:23, 53:14</p> <p><b>maturity</b> [4] - 39:2, 45:21, 52:19, 53:4</p> <p><b>maximizing</b> [1] - 20:20</p> <p><b>Mayo</b> [3] - 10:16, 10:22, 14:2</p> <p><b>mayor</b> [1] - 5:24</p> <p><b>mean</b> [9] - 7:24, 24:14, 30:1, 30:25, 34:9, 46:6, 51:16, 66:6, 67:11</p> <p><b>meantime</b> [1] - 66:21</p> <p><b>measure</b> [4] - 2:17, 10:13, 14:2, 35:9</p> <p><b>median</b> [1] - 37:20</p> <p><b>meet</b> [4] - 8:20, 29:21, 38:20, 66:20</p> <p><b>meeting</b> [22] - 2:4, 2:17, 2:20, 2:22, 4:11, 5:16, 12:18, 16:8, 20:18, 24:25, 27:7, 65:9, 65:21, 66:10, 66:16, 68:25, 69:4, 69:6, 69:15, 69:23, 70:4</p> <p><b>MEETING</b> [1] - 1:3</p> <p><b>meetings</b> [2] - 66:13, 66:22</p> <p><b>meets</b> [2] - 18:10, 44:22</p> <p><b>Member</b> [4] - 1:14, 1:15, 1:15, 1:16</p> <p><b>MEMBER</b> [94] - 2:9, 2:10, 4:14, 4:23, 5:15, 5:21, 6:6, 6:11, 7:15, 7:19, 9:2, 9:4, 9:6, 9:8, 9:10, 9:12, 11:21, 11:23, 12:1, 12:7, 12:9, 12:11, 12:13, 12:15, 13:10, 13:12, 13:15, 13:17, 13:19, 13:21, 13:23, 13:25, 21:20, 21:22, 21:24, 22:10, 24:4, 24:24, 25:25, 26:12, 26:21, 27:6, 27:20, 28:24, 29:24, 30:20, 30:23, 32:21, 33:16, 34:22, 35:1, 35:3, 35:5, 35:7, 41:18, 42:3, 42:5, 42:9, 42:21, 44:4, 45:10, 46:4, 46:8, 46:11, 46:19, 46:24, 47:6, 48:17, 49:3, 49:15, 49:23, 50:5, 52:11, 52:22, 53:13, 54:13, 54:24, 56:4, 56:9,</p>	<p>56:13, 56:18, 59:25, 60:9, 60:11, 60:13, 60:20, 60:22, 60:24, 61:5, 61:7, 61:9, 61:11, 61:13, 61:15</p> <p><b>members</b> [9] - 5:18, 7:22, 10:10, 25:7, 50:13, 50:18, 54:17, 63:24, 67:15</p> <p><b>MEMBERS</b> [7] - 1:12, 2:14, 2:16, 54:20, 60:6, 61:2, 70:2</p> <p><b>members'</b> [1] - 26:13</p> <p><b>mention</b> [3] - 20:17, 24:10, 26:6</p> <p><b>mentioned</b> [4] - 16:19, 25:14, 45:12, 68:8</p> <p><b>merchandise</b> [1] - 27:15</p> <p><b>met</b> [3] - 15:21, 22:15, 41:6</p> <p><b>might</b> [12] - 10:7, 22:4, 28:14, 28:18, 29:22, 36:15, 39:1, 43:25, 44:19, 47:12, 51:3, 51:4</p> <p><b>Milk</b> [1] - 26:8</p> <p><b>million</b> [18] - 14:25, 20:1, 31:22, 31:23, 32:3, 32:10, 32:14, 32:16, 32:17, 32:20, 36:5, 40:15, 40:16, 40:17, 40:18, 47:3, 53:17, 58:19</p> <p><b>mind</b> [4] - 24:11, 34:19, 41:18, 42:13</p> <p><b>minimal</b> [3] - 25:4, 63:25, 64:5</p> <p><b>minimize</b> [1] - 6:18</p> <p><b>minimum</b> [12] - 18:12, 18:20, 19:15, 19:25, 20:3, 20:13, 34:1, 36:23, 37:1, 37:13, 44:3</p> <p><b>minimums</b> [5] - 19:3, 19:17, 20:11, 36:17, 36:19</p> <p><b>minute</b> [1] - 12:20</p> <p><b>minutes</b> [2] - 2:6, 2:18</p> <p><b>mirrored</b> [1] - 37:25</p> <p><b>missed</b> [1] - 4:10</p> <p><b>mission</b> [5] - 6:8, 10:6, 38:2, 48:8, 48:10</p> <p><b>mission-driven</b> [2] - 48:8, 48:10</p> <p><b>mission-focused</b> [1] - 38:2</p> <p><b>mistaken</b> [1] - 47:12</p> <p><b>mixed</b> [2] - 37:18,</p>	<p>48:12</p> <p><b>mixed-income</b> [1] - 37:18</p> <p><b>modeling</b> [1] - 18:8</p> <p><b>modification</b> [1] - 50:3</p> <p><b>modifications</b> [1] - 49:13</p> <p><b>modified</b> [1] - 37:4</p> <p><b>moment</b> [4] - 21:3, 28:6, 30:18, 30:24</p> <p><b>Monday</b> [1] - 4:10</p> <p><b>money</b> [2] - 30:3, 34:14</p> <p><b>monkeys</b> [1] - 26:24</p> <p><b>monitor</b> [5] - 6:21, 30:7, 30:8, 63:6, 63:10</p> <p><b>month</b> [2] - 63:13, 64:22</p> <p><b>month's</b> [1] - 68:25</p> <p><b>monthly</b> [2] - 11:6, 11:7</p> <p><b>months</b> [3] - 20:7, 22:9, 57:2</p> <p><b>MOODY</b> [16] - 1:16, 2:9, 7:15, 7:19, 9:12, 12:7, 13:25, 21:20, 21:24, 22:10, 24:4, 34:22, 42:5, 42:9, 60:24, 61:5</p> <p><b>moody</b> [14] - 7:14, 9:11, 12:6, 13:24, 21:18, 22:3, 24:22, 26:2, 34:21, 42:6, 42:8, 49:20, 60:23, 61:3</p> <p><b>Moody</b> [4] - 2:11, 22:14, 24:3, 42:23</p> <p><b>moody's</b> [1] - 25:1</p> <p><b>most</b> [4] - 18:3, 25:11, 27:11, 63:7</p> <p><b>motion</b> [9] - 2:8, 2:11, 8:24, 11:20, 42:1, 42:4, 56:3, 56:4, 56:5</p> <p><b>move</b> [8] - 7:7, 8:15, 11:21, 24:12, 25:21, 27:1, 42:3, 42:18</p> <p><b>moved</b> [1] - 2:9</p> <p><b>moving</b> [1] - 8:16</p> <p><b>MPS</b> [1] - 3:24</p> <p><b>MR</b> [41] - 6:15, 13:4, 14:7, 22:2, 22:13, 28:4, 29:2, 30:16, 30:22, 32:7, 33:9, 34:24, 35:16, 41:20, 43:18, 44:7, 44:10, 44:11, 45:17, 46:6, 46:17, 46:23, 47:1, 48:4, 50:1, 50:25,</p>
<b>M</b>	<p><b>maintenance</b> [6] - 3:11, 8:8, 39:12, 62:7, 63:8, 63:9</p> <p><b>maker</b> [1] - 43:20</p> <p><b>management</b> [1] - 40:7</p> <p><b>Manager</b> [2] - 1:19, 1:20</p> <p><b>manager</b> [1] - 4:5</p> <p><b>manufacturing</b> [1] - 38:18</p> <p><b>March</b> [3] - 1:6, 2:1, 71:15</p> <p><b>match</b> [1] - 19:11</p> <p><b>material</b> [1] - 65:5</p> <p><b>math</b> [1] - 36:6</p> <p><b>Mathews</b> [1] - 43:3</p> <p><b>Matt</b> [1] - 22:15</p> <p><b>matter</b> [3] - 8:23, 21:16, 69:22</p> <p><b>matters</b> [1] - 63:16</p>			

<p>51:25, 52:17, 52:25, 53:23, 54:23, 54:25, 55:4, 55:20, 56:23, 57:7, 57:13, 57:24, 58:7, 59:19, 67:16  <b>MS</b> [23] - 2:25, 4:16, 6:1, 9:17, 10:14, 10:19, 12:17, 13:3, 23:6, 23:15, 23:18, 23:23, 24:21, 25:22, 26:20, 27:2, 31:6, 62:2, 65:19, 65:24, 66:12, 68:6, 69:24  <b>multiplier</b> [1] - 25:19  <b>Multipurpose</b> [1] - 1:8  <b>must</b> [4] - 45:19, 53:2, 53:3, 54:10  <b>must-pay</b> [4] - 45:19, 53:2, 53:3, 54:10  <b>mystery</b> [1] - 33:22</p>	<p>68:25, 69:4, 69:6, 69:15  <b>nice</b> [1] - 16:22  <b>nine</b> [1] - 57:2  <b>NineOaks</b> [1] - 16:23  <b>Noel</b> [1] - 39:25  <b>none</b> [4] - 12:11, 54:21, 60:7, 61:3  <b>north</b> [1] - 32:10  <b>North</b> [1] - 1:8  <b>Northeast</b> [1] - 57:14  <b>not-too-distant</b> [1] - 7:1  <b>Notary</b> [1] - 1:10  <b>note</b> [1] - 25:3  <b>noted</b> [1] - 34:2  <b>notes</b> [1] - 71:11  <b>nothing</b> [3] - 27:7, 31:7, 37:14  <b>Notice</b> [1] - 67:18  <b>noticed</b> [1] - 10:10  <b>number</b> [7] - 7:24, 30:21, 32:1, 38:13, 43:24, 55:12, 55:24  <b>numbers</b> [2] - 38:4, 39:23</p>	<p>41:3, 43:12, 43:25, 46:11, 51:19, 52:11, 52:20, 62:2, 62:4, 63:10, 66:1  <b>One</b> [2] - 8:14, 66:5  <b>ones</b> [1] - 32:25  <b>ongoing</b> [3] - 29:9, 29:13, 39:12  <b>open</b> [1] - 2:3  <b>opens</b> [1] - 18:14  <b>Operations</b> [1] - 1:19  <b>operations</b> [1] - 17:21  <b>opportunities</b> [1] - 22:16  <b>opportunity</b> [5] - 18:14, 47:7, 54:18, 65:8, 65:16  <b>opposed</b> [2] - 2:15, 56:20  <b>opposite</b> [2] - 29:19, 45:18  <b>option</b> [1] - 10:1  <b>order</b> [9] - 2:19, 4:3, 8:15, 10:15, 14:4, 35:12, 38:20, 58:15, 58:22  <b>Ordinance</b> [1] - 17:9  <b>org</b> [1] - 3:6  <b>original</b> [4] - 40:2, 40:14, 41:9, 50:16  <b>originally</b> [4] - 33:11, 37:25, 38:16, 68:8  <b>otherwise</b> [3] - 28:12, 63:21, 64:19  <b>outer</b> [1] - 51:5  <b>outside</b> [5] - 42:25, 52:8, 54:2, 54:12, 67:5  <b>outstanding</b> [2] - 31:16, 54:8  <b>overall</b> [3] - 10:6, 28:16, 59:12  <b>oversight</b> [1] - 62:7  <b>overworked</b> [1] - 5:19  <b>own</b> [2] - 6:4, 19:25  <b>owner</b> [1] - 25:12  <b>owner/applicant</b> [1] - 38:24  <b>owner/developers</b> [1] - 15:21</p>	<p>4:19, 39:23, 39:24  <b>Page</b> [8] - 15:4, 15:22, 17:17, 17:22, 18:7, 19:1, 20:5, 39:22  <b>pages</b> [2] - 4:16, 40:19  <b>paid</b> [5] - 31:18, 53:4, 54:12, 58:20, 59:6  <b>parameters</b> [5] - 18:8, 18:11, 40:25, 41:5, 54:1  <b>parcel</b> [1] - 43:2  <b>Park</b> [1] - 17:12  <b>parking</b> [12] - 4:5, 10:16, 10:21, 11:1, 11:2, 11:6, 11:7, 11:8, 12:21, 12:23, 13:7, 14:3  <b>parking/screening</b> [1] - 64:9  <b>Parola</b> [3] - 12:25, 13:2, 68:2  <b>PAROLA</b> [3] - 1:19, 13:4, 67:16  <b>Part</b> [2] - 17:12, 17:13  <b>part</b> [10] - 3:24, 10:3, 10:25, 12:21, 24:7, 24:20, 29:11, 37:21, 59:12, 62:6  <b>participate</b> [1] - 65:8  <b>particular</b> [2] - 14:18, 62:3  <b>particularly</b> [1] - 66:5  <b>parties</b> [1] - 17:4  <b>partner</b> [2] - 7:11, 38:6  <b>passed</b> [1] - 40:1  <b>passes</b> [4] - 2:17, 14:3, 35:9, 61:18  <b>passing</b> [1] - 40:10  <b>patrons</b> [1] - 11:2  <b>pay</b> [10] - 7:3, 11:11, 45:19, 51:13, 52:23, 53:2, 53:3, 54:10, 58:16, 62:21  <b>payback</b> [2] - 45:16, 52:16  <b>paying</b> [3] - 11:3, 29:1, 33:1  <b>payments</b> [1] - 53:12  <b>pays</b> [1] - 11:8  <b>people</b> [3] - 11:8, 68:17, 68:25  <b>per</b> [5] - 15:16, 16:2, 17:23, 37:4, 58:18  <b>percent</b> [18] - 15:25, 18:13, 18:14, 18:15, 18:17, 19:17, 20:3, 28:20, 36:21, 36:22, 37:19, 37:20, 40:23, 40:24, 52:21, 58:18, 58:19</p>	<p><b>percentage</b> [1] - 28:16  <b>perfect</b> [1] - 26:4  <b>performance</b> [1] - 20:5  <b>perhaps</b> [1] - 57:4  <b>period</b> [3] - 51:18, 67:25, 68:12  <b>periphery</b> [1] - 25:10  <b>permitted</b> [1] - 67:6  <b>Perry</b> [1] - 16:23  <b>person</b> [1] - 62:16  <b>perspective</b> [2] - 29:4, 58:5  <b>pick</b> [2] - 34:11, 34:12  <b>piece</b> [2] - 64:12, 64:24  <b>place</b> [2] - 45:7, 47:21  <b>placed</b> [1] - 33:14  <b>plan</b> [2] - 10:6, 47:21  <b>planning</b> [1] - 47:13  <b>plans</b> [3] - 16:14, 20:23, 66:9  <b>planting</b> [1] - 67:4  <b>plate</b> [1] - 16:2  <b>play</b> [1] - 28:18  <b>Plaza</b> [1] - 67:19  <b>pleasure</b> [1] - 68:23  <b>pledged</b> [1] - 31:16  <b>plenty</b> [1] - 68:24  <b>plus</b> [2] - 22:6, 22:8  <b>podium</b> [1] - 23:5  <b>point</b> [12] - 6:16, 7:2, 15:2, 18:6, 30:12, 34:13, 39:4, 39:7, 41:7, 48:19, 56:25  <b>pointing</b> [1] - 18:4  <b>points</b> [2] - 18:23, 25:2  <b>portion</b> [6] - 3:25, 19:18, 37:19, 43:1, 54:7, 66:24  <b>portray</b> [1] - 47:5  <b>pose</b> [1] - 63:12  <b>POSEY</b> [1] - 1:20  <b>position</b> [11] - 3:17, 4:4, 4:5, 7:1, 7:5, 7:10, 8:8, 8:9, 8:18, 69:14  <b>positions</b> [11] - 3:8, 4:1, 4:2, 5:4, 5:24, 6:2, 6:3, 7:16, 9:23, 10:5, 69:14  <b>positive</b> [3] - 24:12, 43:9, 44:18  <b>positives</b> [1] - 24:15  <b>possible</b> [2] - 4:4, 59:13  <b>potential</b> [4] - 30:10, 51:6, 54:2, 65:15  <b>precisely</b> [1] - 31:9</p>
<b>N</b>				
<p><b>name</b> [2] - 23:12, 69:11  <b>National</b> [1] - 17:12  <b>nature</b> [2] - 21:11, 43:22  <b>necessarily</b> [1] - 59:9  <b>necessary</b> [2] - 5:3, 6:23  <b>need</b> [23] - 5:6, 6:4, 6:7, 8:21, 8:24, 11:20, 12:3, 12:16, 14:14, 16:7, 21:17, 41:15, 42:1, 52:2, 52:7, 56:14, 58:2, 58:9, 58:23, 59:10, 62:24, 64:24, 69:1  <b>needed</b> [2] - 8:5, 58:20  <b>needs</b> [6] - 3:15, 4:9, 8:20, 29:22, 42:16, 59:9  <b>negotiate</b> [3] - 59:2, 59:11, 59:22  <b>negotiated</b> [4] - 10:23, 51:3, 56:22, 56:25  <b>negotiations</b> [1] - 22:17  <b>neighborhood</b> [2] - 47:10, 48:24  <b>net</b> [2] - 20:12, 20:14  <b>new</b> [8] - 5:23, 21:2, 21:4, 21:7, 24:8, 29:25, 36:12, 55:5  <b>next</b> [15] - 9:20, 10:15, 14:4, 32:15, 33:4, 33:9, 33:17, 35:12, 50:5, 63:13, 64:21,</p>	<p><b>objection</b> [1] - 63:2  <b>obligating</b> [1] - 31:19  <b>obligation</b> [8] - 45:20, 46:7, 51:6, 53:2, 53:3, 54:7, 54:11, 66:18  <b>obligations</b> [1] - 69:18  <b>obviously</b> [1] - 69:12  <b>occupied</b> [1] - 26:7  <b>occupying</b> [1] - 47:15  <b>occur</b> [4] - 39:7, 51:3, 52:16, 58:17  <b>October</b> [2] - 9:22, 35:19  <b>OF</b> [4] - 1:1, 71:1, 71:3, 71:4  <b>office</b> [2] - 16:5, 16:6  <b>Office</b> [2] - 1:20, 51:25  <b>Officer</b> [1] - 1:18  <b>officially</b> [1] - 65:6  <b>OGC</b> [2] - 38:25, 55:2  <b>Oliver</b> [2] - 26:1, 49:8  <b>OLIVER</b> [1] - 1:14  <b>once</b> [1] - 68:15  <b>one</b> [32] - 2:21, 3:8, 9:19, 10:12, 14:21, 19:8, 19:14, 26:22, 27:10, 28:6, 30:18, 31:9, 31:15, 31:20, 32:23, 33:9, 33:17, 34:11, 36:15, 39:25,</p>	<p><b>order</b> [9] - 2:19, 4:3, 8:15, 10:15, 14:4, 35:12, 38:20, 58:15, 58:22  <b>Ordinance</b> [1] - 17:9  <b>org</b> [1] - 3:6  <b>original</b> [4] - 40:2, 40:14, 41:9, 50:16  <b>originally</b> [4] - 33:11, 37:25, 38:16, 68:8  <b>otherwise</b> [3] - 28:12, 63:21, 64:19  <b>outer</b> [1] - 51:5  <b>outside</b> [5] - 42:25, 52:8, 54:2, 54:12, 67:5  <b>outstanding</b> [2] - 31:16, 54:8  <b>overall</b> [3] - 10:6, 28:16, 59:12  <b>oversight</b> [1] - 62:7  <b>overworked</b> [1] - 5:19  <b>own</b> [2] - 6:4, 19:25  <b>owner</b> [1] - 25:12  <b>owner/applicant</b> [1] - 38:24  <b>owner/developers</b> [1] - 15:21</p>	<p><b>participate</b> [1] - 65:8  <b>particular</b> [2] - 14:18, 62:3  <b>particularly</b> [1] - 66:5  <b>parties</b> [1] - 17:4  <b>partner</b> [2] - 7:11, 38:6  <b>passed</b> [1] - 40:1  <b>passes</b> [4] - 2:17, 14:3, 35:9, 61:18  <b>passing</b> [1] - 40:10  <b>patrons</b> [1] - 11:2  <b>pay</b> [10] - 7:3, 11:11, 45:19, 51:13, 52:23, 53:2, 53:3, 54:10, 58:16, 62:21  <b>payback</b> [2] - 45:16, 52:16  <b>paying</b> [3] - 11:3, 29:1, 33:1  <b>payments</b> [1] - 53:12  <b>pays</b> [1] - 11:8  <b>people</b> [3] - 11:8, 68:17, 68:25  <b>per</b> [5] - 15:16, 16:2, 17:23, 37:4, 58:18  <b>percent</b> [18] - 15:25, 18:13, 18:14, 18:15, 18:17, 19:17, 20:3, 28:20, 36:21, 36:22, 37:19, 37:20, 40:23, 40:24, 52:21, 58:18, 58:19</p>	<p><b>percentage</b> [1] - 28:16  <b>perfect</b> [1] - 26:4  <b>performance</b> [1] - 20:5  <b>perhaps</b> [1] - 57:4  <b>period</b> [3] - 51:18, 67:25, 68:12  <b>periphery</b> [1] - 25:10  <b>permitted</b> [1] - 67:6  <b>Perry</b> [1] - 16:23  <b>person</b> [1] - 62:16  <b>perspective</b> [2] - 29:4, 58:5  <b>pick</b> [2] - 34:11, 34:12  <b>piece</b> [2] - 64:12, 64:24  <b>place</b> [2] - 45:7, 47:21  <b>placed</b> [1] - 33:14  <b>plan</b> [2] - 10:6, 47:21  <b>planning</b> [1] - 47:13  <b>plans</b> [3] - 16:14, 20:23, 66:9  <b>planting</b> [1] - 67:4  <b>plate</b> [1] - 16:2  <b>play</b> [1] - 28:18  <b>Plaza</b> [1] - 67:19  <b>pleasure</b> [1] - 68:23  <b>pledged</b> [1] - 31:16  <b>plenty</b> [1] - 68:24  <b>plus</b> [2] - 22:6, 22:8  <b>podium</b> [1] - 23:5  <b>point</b> [12] - 6:16, 7:2, 15:2, 18:6, 30:12, 34:13, 39:4, 39:7, 41:7, 48:19, 56:25  <b>pointing</b> [1] - 18:4  <b>points</b> [2] - 18:23, 25:2  <b>portion</b> [6] - 3:25, 19:18, 37:19, 43:1, 54:7, 66:24  <b>portray</b> [1] - 47:5  <b>pose</b> [1] - 63:12  <b>POSEY</b> [1] - 1:20  <b>position</b> [11] - 3:17, 4:4, 4:5, 7:1, 7:5, 7:10, 8:8, 8:9, 8:18, 69:14  <b>positions</b> [11] - 3:8, 4:1, 4:2, 5:4, 5:24, 6:2, 6:3, 7:16, 9:23, 10:5, 69:14  <b>positive</b> [3] - 24:12, 43:9, 44:18  <b>positives</b> [1] - 24:15  <b>possible</b> [2] - 4:4, 59:13  <b>potential</b> [4] - 30:10, 51:6, 54:2, 65:15  <b>precisely</b> [1] - 31:9</p>
<b>O</b>				
<b>P</b>				
<p><b>p.m</b> [3] - 1:7, 2:1, 70:7  <b>package</b> [4] - 15:11, 17:1, 40:24, 41:9  <b>packages</b> [2] - 2:7, 19:10  <b>pad</b> [1] - 67:19  <b>page</b> [5] - 4:15, 4:17,</p>				

<p><b>PRESENT</b> [2] - 1:12, 1:17  <b>present</b> [3] - 52:14, 53:3, 53:8  <b>presentation</b> [1] - 61:20  <b>presented</b> [3] - 19:13, 41:22, 63:18  <b>presenting</b> [1] - 63:14  <b>preservation</b> [5] - 15:6, 24:13, 26:15, 33:23, 55:25  <b>Preservation</b> [2] - 14:10, 17:15  <b>previous</b> [5] - 39:18, 39:20, 41:23, 44:18, 50:4  <b>previously</b> [7] - 32:12, 37:11, 41:24, 42:10, 55:11, 55:23, 64:14  <b>price</b> [1] - 38:4  <b>principal</b> [11] - 15:9, 20:2, 39:3, 45:11, 45:19, 46:1, 52:19, 53:1, 53:7, 53:25  <b>priority</b> [1] - 4:3  <b>private</b> [1] - 29:6  <b>pro</b> [4] - 17:21, 17:22, 36:23, 36:24  <b>problem</b> [1] - 24:19  <b>proceed</b> [2] - 23:22, 63:2  <b>proceedings</b> [2] - 70:6, 71:9  <b>Proceedings</b> [1] - 1:6  <b>proceeds</b> [1] - 59:7  <b>process</b> [3] - 17:13, 31:8, 35:24  <b>productive</b> [1] - 48:14  <b>Professional</b> [4] - 62:21, 63:1, 71:7, 71:19  <b>Program</b> [1] - 14:10  <b>program</b> [17] - 18:11, 26:3, 26:4, 26:15, 26:16, 29:25, 30:1, 30:7, 30:15, 31:1, 34:3, 36:3, 58:11, 62:8, 62:15, 62:20  <b>programs</b> [4] - 21:9, 29:20, 49:5, 64:1  <b>progress</b> [1] - 67:10  <b>Project</b> [1] - 1:20  <b>project</b> [27] - 3:10, 14:16, 21:25, 24:20, 25:8, 25:16, 27:9, 27:16, 27:21, 27:24, 27:25, 33:2, 33:5, 33:18, 33:25, 34:10, 34:18, 40:25, 42:14,</p>	<p>46:16, 57:9, 58:9, 58:10, 58:13, 58:14, 58:21  <b>projects</b> [11] - 5:9, 6:17, 8:7, 8:14, 19:11, 25:11, 26:24, 28:4, 34:6, 34:17, 63:7  <b>prominent</b> [1] - 14:20  <b>property</b> [7] - 15:14, 26:4, 44:20, 45:15, 45:22, 46:2, 48:21  <b>proposal</b> [1] - 18:9  <b>proposed</b> [3] - 21:8, 56:11, 60:17  <b>proposing</b> [1] - 18:13  <b>prospective</b> [2] - 22:24, 23:2  <b>provide</b> [3] - 6:25, 58:15, 67:3  <b>provided</b> [1] - 17:17  <b>providers</b> [1] - 25:13  <b>provides</b> [2] - 19:14, 39:17  <b>provision</b> [1] - 39:13  <b>Public</b> [9] - 1:10, 3:12, 6:19, 7:11, 8:10, 8:11, 8:19, 62:16, 66:14  <b>public</b> [1] - 13:7  <b>Public/Main</b> [1] - 1:7  <b>publication</b> [1] - 68:11  <b>publishing</b> [1] - 68:10  <b>pull</b> [4] - 12:24, 30:19, 31:25, 32:6  <b>pulled</b> [1] - 63:20  <b>purpose</b> [2] - 39:3, 63:5  <b>purposes</b> [1] - 26:22  <b>pursuant</b> [1] - 56:6  <b>pursue</b> [1] - 29:22  <b>pursued</b> [1] - 43:17  <b>pursuing</b> [1] - 17:10  <b>put</b> [9] - 9:15, 16:21, 18:9, 23:8, 29:17, 51:5, 52:2, 58:2, 59:10  <b>putting</b> [1] - 16:25</p>	<p><b>quick</b> [1] - 36:6  <b>quickly</b> [1] - 36:10  <b>quote</b> [1] - 62:13</p>	<p><b>R</b></p>	<p><b>raised</b> [1] - 13:1  <b>rata</b> [2] - 36:23, 36:24  <b>rate</b> [6] - 11:4, 11:6, 11:7, 11:8, 11:10, 11:15  <b>ratio</b> [1] - 58:14  <b>reach</b> [1] - 20:10  <b>reaching</b> [1] - 40:3  <b>reads</b> [1] - 55:5  <b>ready</b> [2] - 28:5, 33:10  <b>Real</b> [1] - 10:24  <b>real</b> [3] - 24:20, 42:10, 44:20  <b>realignment</b> [1] - 66:24  <b>realize</b> [1] - 42:16  <b>realizing</b> [1] - 3:24  <b>really</b> [6] - 8:11, 9:17, 20:21, 24:12, 26:22, 58:2  <b>reason</b> [1] - 49:12  <b>recap</b> [1] - 41:19  <b>receive</b> [1] - 63:17  <b>recognize</b> [2] - 5:2, 14:19  <b>recognized</b> [2] - 23:8, 57:5  <b>recommend</b> [1] - 34:6  <b>recommendation</b> [3] - 3:5, 3:18, 15:4  <b>reconsider</b> [1] - 6:25  <b>record</b> [5] - 55:5, 55:14, 55:18, 57:12, 71:10  <b>Record</b> [1] - 68:9  <b>red</b> [1] - 23:9  <b>redeveloped</b> [1] - 15:14  <b>redevelopment</b> [5] - 47:11, 47:21, 48:20, 59:3, 59:12  <b>reduce</b> [1] - 28:3  <b>reduced</b> [1] - 36:24  <b>reduction</b> [1] - 8:7  <b>refinancing</b> [1] - 45:14  <b>reflects</b> [1] - 4:17  <b>regard</b> [4] - 27:8, 48:18, 55:6, 56:24  <b>regarding</b> [3] - 57:2, 57:19, 66:11  <b>regards</b> [2] - 27:24, 27:25  <b>regular</b> [1] - 66:12  <b>rehabilitation</b> [2] -</p>	<p>15:6, 19:5  <b>reimbursed</b> [1] - 11:9  <b>reiterate</b> [1] - 25:1  <b>related</b> [3] - 29:8, 29:14, 39:6  <b>Related</b> [1] - 53:9  <b>relates</b> [1] - 10:21  <b>relative</b> [1] - 66:10  <b>relatively</b> [1] - 10:20  <b>relayed</b> [2] - 36:17, 36:20  <b>rely</b> [3] - 5:5, 50:12, 50:18  <b>remain</b> [3] - 44:13, 63:21, 67:23  <b>remained</b> [1] - 40:12  <b>remaining</b> [1] - 4:2  <b>remains</b> [1] - 38:14  <b>remember</b> [5] - 42:9, 42:11, 42:12, 49:3, 69:21  <b>reminder</b> [2] - 68:7, 69:8  <b>reminding</b> [1] - 69:17  <b>removal</b> [2] - 50:9, 50:10  <b>remove</b> [2] - 38:8, 38:16  <b>removed</b> [2] - 38:22, 44:1  <b>renovated</b> [1] - 30:5  <b>renovation</b> [1] - 17:19  <b>rent</b> [3] - 44:14, 47:23, 50:10  <b>rents</b> [1] - 17:22  <b>reorg</b> [1] - 47:4  <b>REP</b> [2] - 14:21, 22:20  <b>repair</b> [1] - 62:12  <b>repairs</b> [1] - 62:10  <b>repayment</b> [2] - 53:7, 54:4  <b>REPD</b> [1] - 11:25  <b>report</b> [15] - 2:22, 3:1, 4:19, 4:22, 6:22, 15:5, 15:23, 36:9, 36:14, 39:17, 39:22, 39:24, 40:19, 41:11, 71:9  <b>REPORTER</b> [1] - 71:1  <b>Reporter</b> [2] - 71:8, 71:19  <b>represent</b> [1] - 19:2  <b>representation</b> [1] - 28:19  <b>representations</b> [1] - 19:22  <b>represented</b> [1] - 18:17  <b>reputation</b> [2] - 48:18, 50:19</p>	<p><b>request</b> [10] - 9:20, 11:14, 14:9, 31:14, 36:2, 36:3, 36:24, 39:20, 51:8  <b>requested</b> [4] - 10:25, 38:12, 39:2, 43:22  <b>requesting</b> [3] - 31:10, 38:7, 53:24  <b>requests</b> [1] - 57:19  <b>require</b> [2] - 17:11, 62:12  <b>required</b> [6] - 17:14, 18:20, 53:12, 54:3, 54:11, 62:10  <b>requirement</b> [6] - 29:16, 30:11, 38:8, 44:15, 50:9, 65:11  <b>requirements</b> [7] - 17:18, 19:6, 28:15, 29:9, 29:14, 37:3, 39:12  <b>requires</b> [1] - 58:13  <b>residential</b> [11] - 7:7, 15:15, 20:12, 20:13, 24:16, 24:17, 25:9, 25:10, 25:11, 26:16, 66:22  <b>residents</b> [2] - 7:2, 48:22  <b>Resolution</b> [7] - 2:20, 10:16, 14:4, 35:12, 35:17, 55:21, 55:23  <b>resolution</b> [14] - 3:6, 18:22, 20:6, 41:10, 55:7, 55:11, 55:22, 56:6, 59:16, 60:18, 61:1, 61:17, 64:4, 67:22  <b>resolutions</b> [1] - 64:20  <b>resolves</b> [1] - 3:15  <b>resources</b> [1] - 6:4  <b>respects</b> [1] - 18:3  <b>response</b> [5] - 2:16, 54:20, 60:6, 61:2, 70:2  <b>responsibilities</b> [2] - 66:4, 68:5  <b>responsibility</b> [1] - 8:11  <b>responsive</b> [1] - 8:1  <b>rest</b> [2] - 55:12, 67:21  <b>restoration</b> [2] - 15:6, 19:5  <b>restricted</b> [1] - 50:10  <b>restriction</b> [4] - 37:24, 37:25, 47:23, 47:24  <b>restrictions</b> [1] - 48:15  <b>restructure</b> [1] - 35:23  <b>restructured</b> [1] - 52:7  <b>retail</b> [9] - 15:18,</p>
--	--	--	-----------------	---	---	--

<p>15:23, 16:17, 20:15, 22:11, 22:16, 26:17, 26:18, 38:18  <b>retailers</b> [2] - 22:18, 27:10  <b>retaining</b> [1] - 7:6  <b>review</b> [4] - 2:5, 34:5, 34:16, 42:22  <b>reviewed</b> [3] - 19:12, 41:24, 62:8  <b>reviews</b> [1] - 60:2  <b>revised</b> [4] - 3:5, 3:6, 40:22, 52:14  <b>revisit</b> [1] - 41:23  <b>Revitalization</b> [1] - 14:10  <b>revitalization</b> [1] - 24:14  <b>risk</b> [1] - 40:9  <b>Riverfront</b> [1] - 67:19  <b>Riverside</b> [2] - 8:14, 66:5  <b>Riverwalk</b> [3] - 66:24, 67:4, 67:7  <b>road</b> [1] - 30:11  <b>Robbins</b> [1] - 17:2  <b>ROI</b> [11] - 18:19, 25:3, 25:8, 25:19, 33:21, 34:1, 41:2, 41:3, 52:13, 53:16, 53:20  <b>RON</b> [1] - 1:16  <b>roof</b> [1] - 20:25  <b>Room</b> [1] - 1:8  <b>roughly</b> [1] - 20:7  <b>running</b> [1] - 32:24  <b>Ryan</b> [2] - 44:8, 57:7</p>	<p>8:24, 11:20, 12:4, 21:17, 39:24, 41:15, 42:1, 42:5, 42:6, 56:8, 56:9, 56:10  <b>Secretary</b> [1] - 1:14  <b>see</b> [35] - 3:14, 4:2, 5:17, 14:13, 15:4, 15:22, 16:3, 17:22, 18:5, 18:7, 19:2, 20:6, 24:18, 25:17, 25:21, 26:14, 27:16, 31:18, 32:24, 33:15, 36:8, 37:1, 38:12, 40:11, 40:20, 40:25, 42:12, 44:8, 45:6, 47:17, 49:12, 49:15, 49:18, 69:22  <b>seeing</b> [8] - 18:9, 22:20, 35:21, 54:21, 60:7, 61:3, 66:7, 67:9  <b>seeking</b> [2] - 58:12, 59:8  <b>self</b> [1] - 38:11  <b>self-imposed</b> [1] - 38:11  <b>sell</b> [1] - 50:23  <b>send</b> [3] - 34:17, 69:11, 69:12  <b>sense</b> [1] - 37:2  <b>separate</b> [3] - 26:18, 64:3, 64:11  <b>service</b> [2] - 25:13, 58:14  <b>Service</b> [2] - 17:12, 62:21  <b>Services</b> [1] - 63:1  <b>set</b> [5] - 31:4, 31:7, 56:19, 64:5, 64:14  <b>settle</b> [2] - 46:3, 46:6  <b>settlement</b> [1] - 3:24  <b>seven</b> [2] - 14:3, 35:10  <b>seven-zero</b> [1] - 14:3  <b>several</b> [3] - 9:17, 25:7, 31:23  <b>share</b> [1] - 36:23  <b>shared</b> [1] - 22:19  <b>sharing</b> [1] - 21:10  <b>sheet</b> [8] - 18:22, 35:13, 36:9, 37:15, 55:10, 55:23, 59:17, 61:18  <b>shoot</b> [1] - 38:9  <b>short</b> [4] - 2:23, 5:2, 36:5, 55:9  <b>short-staffed</b> [1] - 5:2  <b>shot</b> [3] - 42:16, 49:19, 50:15  <b>show</b> [3] - 23:10, 31:15, 40:13</p>	<p><b>showing</b> [3] - 18:10, 40:21, 40:22  <b>SIC</b> [17] - 3:3, 3:7, 3:19, 4:10, 5:15, 6:15, 7:22, 11:24, 11:25, 12:1, 12:3, 15:19, 20:17, 21:21, 24:24, 27:7, 49:24  <b>side</b> [1] - 66:10  <b>sidewalk</b> [3] - 62:10, 64:2, 64:8  <b>significant</b> [2] - 37:18, 58:16  <b>significantly</b> [1] - 33:6  <b>silence</b> [3] - 67:25, 68:12, 68:21  <b>similar</b> [3] - 5:11, 21:2, 53:10  <b>similarly</b> [1] - 36:17  <b>simply</b> [5] - 9:19, 11:15, 41:9, 51:8, 63:19  <b>site</b> [4] - 34:15, 47:11, 66:8, 68:18  <b>situation</b> [1] - 53:11  <b>six</b> [7] - 4:1, 4:2, 7:18, 7:19, 13:4, 20:7, 57:2  <b>size</b> [1] - 43:7  <b>slightly</b> [1] - 41:3  <b>smaller</b> [1] - 18:2  <b>software</b> [3] - 62:8, 62:15, 63:4  <b>solution</b> [1] - 58:25  <b>solves</b> [1] - 3:15  <b>someone</b> [4] - 3:12, 55:14, 65:6, 69:16  <b>somewhere</b> [1] - 16:7  <b>Soo</b> [3] - 14:12, 16:21, 23:16  <b>sorry</b> [3] - 32:17, 54:25, 67:16  <b>sound</b> [1] - 50:11  <b>sources</b> [1] - 40:13  <b>South</b> [1] - 23:18  <b>space</b> [13] - 10:22, 16:4, 16:5, 16:7, 16:9, 16:11, 16:15, 20:12, 20:15, 38:13, 38:21, 43:20, 67:3  <b>spaces</b> [4] - 11:1, 11:2, 12:16, 13:5  <b>speaking</b> [1] - 47:19  <b>spearheaded</b> [1] - 4:25  <b>special</b> [1] - 20:21  <b>specific</b> [5] - 14:15, 16:14, 22:18, 36:22, 48:22  <b>specifically</b> [3] -</p>	<p>18:25, 31:7, 63:4  <b>spell</b> [1] - 37:1  <b>spend</b> [4] - 3:20, 31:5, 34:15, 36:13  <b>spending</b> [1] - 30:3  <b>spent</b> [1] - 3:4  <b>spoken</b> [1] - 44:12  <b>sponsorships</b> [1] - 64:15  <b>spot</b> [1] - 14:21  <b>spur</b> [1] - 45:8  <b>square</b> [12] - 14:24, 15:12, 15:18, 15:24, 16:1, 17:23, 17:25, 20:12, 20:14, 38:14, 38:21, 44:2  <b>stack</b> [7] - 28:14, 29:18, 33:13, 35:23, 37:5, 46:14, 47:4  <b>stadium</b> [1] - 43:9  <b>staff</b> [28] - 3:19, 4:9, 4:18, 5:7, 5:10, 5:19, 5:22, 6:8, 8:3, 8:4, 13:5, 15:5, 15:23, 22:19, 34:6, 36:9, 36:14, 39:17, 39:22, 39:24, 40:19, 41:11, 56:22, 59:16, 59:22, 62:16, 64:4, 66:21  <b>staffed</b> [1] - 5:2  <b>staffing</b> [2] - 2:21, 4:20  <b>stand</b> [3] - 9:24, 55:5, 55:12  <b>stand-alone</b> [2] - 9:24, 55:5  <b>standard</b> [1] - 11:4  <b>start</b> [4] - 9:23, 17:22, 23:13, 67:25  <b>started</b> [2] - 40:17, 52:6  <b>starting</b> [1] - 12:6  <b>STATE</b> [1] - 71:3  <b>State</b> [1] - 1:10  <b>state</b> [1] - 55:18  <b>status</b> [2] - 17:10, 66:6  <b>stay</b> [1] - 54:8  <b>stays</b> [1] - 38:22  <b>stenographic</b> [1] - 71:11  <b>stenographically</b> [1] - 71:9  <b>STEVE</b> [1] - 1:19  <b>Steve</b> [2] - 52:3, 59:1  <b>still</b> [13] - 28:11, 31:2, 35:25, 37:17, 38:10, 40:24, 41:6, 43:20, 48:2, 49:18, 51:22, 54:11, 59:17</p>	<p><b>stopped</b> [1] - 52:5  <b>storage</b> [1] - 16:15  <b>Store</b> [1] - 17:7  <b>story</b> [1] - 17:6  <b>straightforward</b> [1] - 10:20  <b>strange</b> [1] - 51:24  <b>street</b> [1] - 68:13  <b>Street</b> [7] - 1:8, 14:17, 14:20, 21:4, 23:18, 31:21, 57:13  <b>streetlights</b> [1] - 62:11  <b>streetscape</b> [1] - 63:9  <b>structure</b> [3] - 11:15, 33:13, 37:7  <b>Studio</b> [1] - 17:3  <b>submit</b> [1] - 31:14  <b>submitted</b> [2] - 17:1, 68:19  <b>substantial</b> [1] - 20:10  <b>succession</b> [1] - 40:8  <b>sufficient</b> [1] - 29:21  <b>suggested</b> [1] - 3:9  <b>suite</b> [1] - 15:23  <b>Suite</b> [1] - 57:14  <b>summarized</b> [1] - 36:10  <b>Summary</b> [1] - 40:20  <b>supplant</b> [1] - 29:4  <b>supplemental</b> [1] - 41:8  <b>support</b> [3] - 6:8, 27:3, 34:11  <b>surplus</b> [1] - 58:15  <b>surprise</b> [1] - 33:25  <b>system</b> [3] - 11:11, 62:8, 62:12</p>
<b>S</b>				<b>T</b>
<p><b>sale</b> [1] - 45:15  <b>satisfied</b> [2] - 45:21, 64:16  <b>savings</b> [2] - 3:23, 3:25  <b>saw</b> [1] - 8:9  <b>SAWYER</b> [6] - 1:20, 51:25, 54:23, 54:25, 55:4, 55:20  <b>Sawyer</b> [10] - 39:1, 39:9, 51:24, 51:25, 52:9, 55:2, 55:16, 56:2, 56:7, 60:1  <b>Sawyer's</b> [1] - 56:25  <b>scenario</b> [1] - 53:15  <b>scenes</b> [1] - 67:11  <b>schedule</b> [1] - 20:5  <b>scoring</b> [3] - 69:2, 69:5, 69:10  <b>second</b> [16] - 2:10, 2:12, 4:15, 4:19,</p>	<p><b>share</b> [1] - 36:23  <b>shared</b> [1] - 22:19  <b>sharing</b> [1] - 21:10  <b>sheet</b> [8] - 18:22, 35:13, 36:9, 37:15, 55:10, 55:23, 59:17, 61:18  <b>shoot</b> [1] - 38:9  <b>short</b> [4] - 2:23, 5:2, 36:5, 55:9  <b>short-staffed</b> [1] - 5:2  <b>shot</b> [3] - 42:16, 49:19, 50:15  <b>show</b> [3] - 23:10, 31:15, 40:13</p>	<p><b>showing</b> [3] - 18:10, 40:21, 40:22  <b>SIC</b> [17] - 3:3, 3:7, 3:19, 4:10, 5:15, 6:15, 7:22, 11:24, 11:25, 12:1, 12:3, 15:19, 20:17, 21:21, 24:24, 27:7, 49:24  <b>side</b> [1] - 66:10  <b>sidewalk</b> [3] - 62:10, 64:2, 64:8  <b>significant</b> [2] - 37:18, 58:16  <b>significantly</b> [1] - 33:6  <b>silence</b> [3] - 67:25, 68:12, 68:21  <b>similar</b> [3] - 5:11, 21:2, 53:10  <b>similarly</b> [1] - 36:17  <b>simply</b> [5] - 9:19, 11:15, 41:9, 51:8, 63:19  <b>site</b> [4] - 34:15, 47:11, 66:8, 68:18  <b>situation</b> [1] - 53:11  <b>six</b> [7] - 4:1, 4:2, 7:18, 7:19, 13:4, 20:7, 57:2  <b>size</b> [1] - 43:7  <b>slightly</b> [1] - 41:3  <b>smaller</b> [1] - 18:2  <b>software</b> [3] - 62:8, 62:15, 63:4  <b>solution</b> [1] - 58:25  <b>solves</b> [1] - 3:15  <b>someone</b> [4] - 3:12, 55:14, 65:6, 69:16  <b>somewhere</b> [1] - 16:7  <b>Soo</b> [3] - 14:12, 16:21, 23:16  <b>sorry</b> [3] - 32:17, 54:25, 67:16  <b>sound</b> [1] - 50:11  <b>sources</b> [1] - 40:13  <b>South</b> [1] - 23:18  <b>space</b> [13] - 10:22, 16:4, 16:5, 16:7, 16:9, 16:11, 16:15, 20:12, 20:15, 38:13, 38:21, 43:20, 67:3  <b>spaces</b> [4] - 11:1, 11:2, 12:16, 13:5  <b>speaking</b> [1] - 47:19  <b>spearheaded</b> [1] - 4:25  <b>special</b> [1] - 20:21  <b>specific</b> [5] - 14:15, 16:14, 22:18, 36:22, 48:22  <b>specifically</b> [3] -</p>	<p>18:25, 31:7, 63:4  <b>spell</b> [1] - 37:1  <b>spend</b> [4] - 3:20, 31:5, 34:15, 36:13  <b>spending</b> [1] - 30:3  <b>spent</b> [1] - 3:4  <b>spoken</b> [1] - 44:12  <b>sponsorships</b> [1] - 64:15  <b>spot</b> [1] - 14:21  <b>spur</b> [1] - 45:8  <b>square</b> [12] - 14:24, 15:12, 15:18, 15:24, 16:1, 17:23, 17:25, 20:12, 20:14, 38:14, 38:21, 44:2  <b>stack</b> [7] - 28:14, 29:18, 33:13, 35:23, 37:5, 46:14, 47:4  <b>stadium</b> [1] - 43:9  <b>staff</b> [28] - 3:19, 4:9, 4:18, 5:7, 5:10, 5:19, 5:22, 6:8, 8:3, 8:4, 13:5, 15:5, 15:23, 22:19, 34:6, 36:9, 36:14, 39:17, 39:22, 39:24, 40:19, 41:11, 56:22, 59:16, 59:22, 62:16, 64:4, 66:21  <b>staffed</b> [1] - 5:2  <b>staffing</b> [2] - 2:21, 4:20  <b>stand</b> [3] - 9:24, 55:5, 55:12  <b>stand-alone</b> [2] - 9:24, 55:5  <b>standard</b> [1] - 11:4  <b>start</b> [4] - 9:23, 17:22, 23:13, 67:25  <b>started</b> [2] - 40:17, 52:6  <b>starting</b> [1] - 12:6  <b>STATE</b> [1] - 71:3  <b>State</b> [1] - 1:10  <b>state</b> [1] - 55:18  <b>status</b> [2] - 17:10, 66:6  <b>stay</b> [1] - 54:8  <b>stays</b> [1] - 38:22  <b>stenographic</b> [1] - 71:11  <b>stenographically</b> [1] - 71:9  <b>STEVE</b> [1] - 1:19  <b>Steve</b> [2] - 52:3, 59:1  <b>still</b> [13] - 28:11, 31:2, 35:25, 37:17, 38:10, 40:24, 41:6, 43:20, 48:2, 49:18, 51:22, 54:11, 59:17</p>	<p><b>table</b> [3] - 27:22, 30:17, 40:13  <b>Table</b> [1] - 40:13  <b>tax</b> [15] - 17:11, 28:1, 28:5, 28:9, 28:13, 29:3, 29:10, 29:15, 30:10, 37:11, 39:3, 46:7, 51:6, 51:14, 59:4  <b>taxable</b> [1] - 45:25  <b>taxes</b> [1] - 58:16  <b>team</b> [6] - 5:7, 5:18, 16:20, 16:22, 40:7, 66:14  <b>temporarily</b> [1] - 3:9  <b>ten</b> [6] - 15:16, 51:21, 52:18, 52:20, 52:21, 52:24  <b>ten-year</b> [2] - 52:18, 52:21</p>

<p><b>tenant</b> [2] - 16:16, 43:25  <b>tenants</b> [9] - 7:7, 16:7, 16:11, 20:16, 22:24, 23:2, 43:13, 43:21  <b>tenth</b> [2] - 53:4, 54:12  <b>term</b> [12] - 18:22, 35:13, 36:9, 37:15, 49:20, 52:2, 55:10, 55:23, 56:14, 58:2, 59:17, 61:18  <b>Terminal</b> [5] - 28:7, 32:11, 32:14, 35:13, 61:18  <b>terms</b> [8] - 13:9, 29:13, 38:4, 51:4, 53:6, 56:15, 57:20, 67:6  <b>THE</b> [103] - 2:3, 2:11, 2:15, 2:17, 4:6, 5:13, 5:20, 6:9, 6:14, 7:13, 7:18, 7:21, 9:3, 9:5, 9:7, 9:9, 9:11, 9:13, 10:8, 10:15, 11:18, 11:25, 12:2, 12:8, 12:10, 12:12, 12:14, 12:25, 13:11, 13:13, 13:16, 13:18, 13:20, 13:22, 13:24, 14:1, 21:15, 23:7, 23:17, 23:21, 24:1, 24:22, 25:23, 26:11, 27:4, 27:19, 33:20, 34:23, 34:25, 35:2, 35:4, 35:6, 35:8, 41:13, 41:25, 42:4, 42:6, 42:20, 46:10, 49:1, 49:14, 49:22, 50:20, 51:12, 52:9, 54:14, 54:21, 55:3, 55:16, 56:2, 56:5, 56:10, 56:15, 56:21, 57:5, 57:11, 57:16, 57:25, 59:14, 59:21, 60:4, 60:7, 60:10, 60:12, 60:16, 60:21, 60:23, 60:25, 61:3, 61:6, 61:8, 61:10, 61:12, 61:14, 61:16, 65:1, 65:20, 66:1, 67:13, 68:2, 69:7, 69:25, 70:3  <b>themselves</b> [1] - 31:19  <b>therefore</b> [3] - 25:18, 43:3, 43:5  <b>thereof</b> [1] - 7:5  <b>they've</b> [1] - 5:7  <b>they-all</b> [1] - 34:7  <b>thinks</b> [1] - 6:24  <b>third</b> [3] - 10:1, 17:4,</p>	<p>64:12  <b>thoughts</b> [1] - 39:14  <b>three</b> [3] - 26:18, 51:20, 64:20  <b>threshold</b> [2] - 25:4, 64:5  <b>thresholds</b> [1] - 63:25  <b>thrilled</b> [1] - 26:14  <b>throw</b> [1] - 58:21  <b>thrown</b> [1] - 57:1  <b>Thursdays</b> [1] - 68:10  <b>ticket</b> [1] - 11:11  <b>tickets</b> [1] - 11:12  <b>tied</b> [1] - 55:13  <b>timeline</b> [1] - 20:10  <b>title</b> [5] - 55:9, 55:17, 56:12, 56:17, 60:14  <b>today</b> [12] - 14:9, 14:23, 16:15, 27:9, 35:21, 47:16, 61:22, 62:1, 64:3, 65:25, 66:3, 70:4  <b>TODD</b> [1] - 1:15  <b>together</b> [4] - 16:22, 16:25, 18:9, 55:13  <b>tomorrow</b> [3] - 67:21, 68:1, 68:17  <b>top</b> [1] - 4:21  <b>total</b> [21] - 14:24, 15:16, 15:17, 15:20, 15:24, 16:1, 18:16, 18:17, 28:16, 30:13, 31:5, 32:1, 32:8, 32:24, 33:6, 37:3, 37:12, 37:13, 40:25, 47:2, 51:10  <b>totals</b> [3] - 32:12, 32:18, 36:4  <b>tour</b> [1] - 47:7  <b>towards</b> [3] - 15:12, 43:20, 58:25  <b>town</b> [1] - 24:20  <b>track</b> [2] - 62:10, 66:20  <b>traditional</b> [1] - 37:7  <b>Trail</b> [2] - 45:1, 45:9  <b>transcript</b> [1] - 71:10  <b>TriBridge</b> [1] - 66:22  <b>Trio</b> [1] - 31:21  <b>Tropia</b> [3] - 1:9, 71:7, 71:19  <b>true</b> [1] - 71:10  <b>try</b> [1] - 50:7  <b>turn</b> [3] - 18:21, 38:20, 39:16  <b>turned</b> [1] - 43:23  <b>two</b> [8] - 4:16, 10:8, 21:25, 37:15, 40:19, 51:19, 55:21, 64:24  <b>two-year</b> [1] - 21:25  <b>type</b> [8] - 22:20, 25:7,</p>	<p>25:16, 25:17, 33:13, 33:15, 46:21, 48:10  <b>types</b> [3] - 64:7, 64:8, 64:10  <b>typical</b> [1] - 45:15  <b>typically</b> [2] - 33:14, 63:15</p> <p style="text-align: center;"><b>U</b></p> <p><b>Uber</b> [1] - 27:14  <b>unanimous</b> [2] - 21:22, 63:17  <b>under</b> [9] - 14:9, 15:25, 17:8, 21:5, 36:11, 43:2, 44:15, 53:22, 66:18  <b>underlying</b> [1] - 44:21  <b>underneath</b> [2] - 19:1, 19:14  <b>underway</b> [1] - 20:9  <b>underwriting</b> [1] - 35:24  <b>underwritten</b> [1] - 15:1  <b>undetermined</b> [1] - 51:2  <b>unfortunately</b> [1] - 40:1  <b>Union</b> [5] - 28:7, 32:11, 32:14, 35:13, 61:18  <b>unit</b> [6] - 38:17, 38:20, 38:23, 43:22, 44:1, 50:9  <b>units</b> [13] - 15:16, 16:9, 20:13, 24:16, 24:17, 26:16, 37:19, 38:4, 38:13, 38:15, 44:14  <b>unless</b> [2] - 53:5, 63:1  <b>unusual</b> [2] - 27:11, 51:16  <b>up</b> [28] - 3:20, 3:25, 5:9, 10:13, 12:24, 18:15, 19:11, 23:9, 24:6, 24:8, 26:14, 30:9, 30:19, 31:25, 32:6, 32:15, 36:1, 40:23, 45:3, 45:8, 48:6, 51:6, 52:12, 54:1, 55:4, 64:10, 66:2, 68:13  <b>update</b> [4] - 10:2, 10:4, 49:25, 68:4  <b>updated</b> [1] - 63:4  <b>urgency</b> [1] - 6:7  <b>USA</b> [2] - 14:11, 16:20  <b>usage</b> [1] - 15:18  <b>uses</b> [3] - 22:11,</p>	<p>40:14, 44:5  <b>utilizing</b> [1] - 29:10</p> <p style="text-align: center;"><b>V</b></p> <p><b>value</b> [3] - 52:14, 53:3, 53:8  <b>variables</b> [1] - 28:18  <b>various</b> [6] - 31:17, 62:11, 63:24, 63:25, 66:4, 68:16  <b>Ventures</b> [2] - 40:6, 57:8  <b>versus</b> [2] - 25:9, 45:15  <b>vetted</b> [2] - 5:16, 49:17  <b>via</b> [1] - 55:23  <b>Vice</b> [1] - 1:13  <b>vicinity</b> [1] - 67:1  <b>view</b> [1] - 28:8  <b>viewed</b> [1] - 29:19  <b>visitors</b> [1] - 11:2  <b>volunteer</b> [1] - 69:16  <b>vote</b> [10] - 8:25, 9:1, 13:13, 13:14, 21:21, 34:20, 54:22, 60:8, 61:4, 63:17  <b>voted</b> [2] - 63:22, 68:15  <b>voting</b> [4] - 5:25, 7:17, 60:14, 60:17</p> <p style="text-align: center;"><b>W</b></p> <p><b>walk</b> [1] - 24:1  <b>wants</b> [2] - 67:17, 67:24  <b>Warehouse</b> [2] - 28:7, 32:12  <b>watching</b> [1] - 26:25  <b>ways</b> [1] - 41:1  <b>website</b> [1] - 48:8  <b>Wednesday</b> [1] - 1:6  <b>week</b> [1] - 66:16  <b>weigh</b> [2] - 39:1, 44:17  <b>welcomed</b> [1] - 24:11  <b>West</b> [1] - 14:17  <b>whereby</b> [1] - 11:11  <b>whole</b> [2] - 26:23, 48:24  <b>wide</b> [1] - 67:3  <b>willing</b> [2] - 25:18, 58:6  <b>wished</b> [1] - 63:20  <b>women</b> [1] - 27:11  <b>wondered</b> [1] - 8:9  <b>wonderful</b> [1] - 57:7  <b>wondering</b> [1] - 63:23  <b>word</b> [2] - 48:1, 58:1  <b>Works</b> [8] - 3:12, 6:20,</p>	<p>7:11, 8:10, 8:11, 8:19, 62:16, 66:14  <b>worried</b> [1] - 8:13  <b>WORSHAM</b> [14] - 1:13, 2:10, 5:21, 6:6, 9:6, 11:21, 12:13, 13:19, 26:12, 26:21, 35:3, 49:3, 60:13, 61:11  <b>Worsham</b> [13] - 2:12, 5:20, 6:9, 9:5, 12:12, 13:18, 26:11, 27:4, 35:2, 49:2, 60:12, 60:16, 61:10  <b>worst</b> [1] - 53:15  <b>worst-case</b> [1] - 53:15  <b>worth</b> [1] - 10:8  <b>written</b> [1] - 56:1</p> <p style="text-align: center;"><b>X</b></p> <p><b>XZAVIER</b> [1] - 1:21  <b>Xzavier</b> [1] - 44:8</p> <p style="text-align: center;"><b>Y</b></p> <p><b>year</b> [18] - 21:25, 24:18, 31:18, 32:9, 42:22, 45:15, 45:25, 51:9, 51:19, 52:18, 52:21, 52:24, 53:5, 53:15, 53:20, 54:12, 58:18, 58:20  <b>year's</b> [1] - 9:20  <b>years</b> [10] - 50:23, 51:11, 51:20, 51:21, 51:22, 52:20, 56:18, 56:19, 58:19</p> <p style="text-align: center;"><b>Z</b></p> <p><b>zero</b> [2] - 14:3, 35:11  <b>Zoom</b> [1] - 44:8</p>
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