

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
AND  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, February 23, 2022,  
commencing at 2:10 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.  
DAVID WARD, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

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

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1 Redevelopment Agency meeting at this time.  
2 I want to adjust our schedule. And we're  
3 going to start with Resolution 2022-02-12, the  
4 MPS settlement agreement.  
5 Ms. Boyer, do you have a presentation for  
6 the board?  
7 MS. BOYER: Would you like to do the  
8 minutes first?  
9 THE CHAIRMAN: Sure.  
10 Has everyone had an opportunity to review  
11 the minutes? Any motions?  
12 BOARD MEMBER WORSHAM: I move to approve.  
13 BOARD MEMBER MOODY: Second.  
14 THE CHAIRMAN: Motion and moved as a  
15 second.  
16 All in favor, say aye.  
17 BOARD MEMBERS: Aye.  
18 THE CHAIRMAN: Ms. Boyer.  
19 MS. BOYER: Yes. Thank you, Mr. Chairman.  
20 Resolution 2022-02-12 is the approval by  
21 the board of the MPS settlement agreement and  
22 the authorization to allow us to file  
23 legislation to effectuate that settlement  
24 agreement.  
25 You have been provided a copy of both the  
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2

1 P R O C E E D I N G S  
February 23, 2022 2:10 p.m.

2 - - -  
3 THE CHAIRMAN: We'll call the February 23,  
4 2022, Downtown Investment Authority meeting to  
5 order.

6 We have a very large agenda today, so I'm  
7 sorry we're starting a little late. We're  
8 running from one meeting to the full board  
9 meeting.

10 At this time, I'm going to ask everybody  
11 to stand and recite the Pledge of Allegiance.  
12 (Recitation of the Pledge of Allegiance.)

13 THE CHAIRMAN: Once again, thank you all  
14 for being here today. I'm sorry we're getting  
15 started a little bit late.

16 Mr. Chisholm, do we have any public  
17 comment?

18 MR. CHISHOLM: Mr. Chairman, I've not  
19 received any public comments. I've also not  
20 been at my seat, so if you have public comment,  
21 I'll take your speaker request card now.

22 THE CHAIRMAN: Going once ...

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: All right. We'll move  
25 right along. We'll open the Community

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4

1 settlement agreement itself as well as a  
2 summary of terms in your packet. We have  
3 previously filed this legislation with City  
4 Council. It was added to the addendum last  
5 night and went to MBRC yesterday.  
6 And, again, as you know with the  
7 settlement agreement, the document's already  
8 signed. So we're asking, essentially, for your  
9 ratification and approval of the settlement  
10 agreement. It is not a germane discussion to  
11 discuss amending or changing terms, but I'm  
12 happy to review, in general, the terms with  
13 you.  
14 And I also want to share with you the fact  
15 that we have Chris Garrett and Helen Roberson  
16 from the Office of the General Counsel in the  
17 audience, as well as Matt Jackson and  
18 Ralph Sciulli, who are both -- Mr. Sciulli is  
19 with MPS and Mr. Jackson is representing them.  
20 So you have those folks here as well that you  
21 can ask additional questions of if you have  
22 questions.  
23 The basic terms of the settlement  
24 agreement are that MPS will continue to own the  
25 garage. The City will gain immediate DIA  
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5

1 operating control of the garage at the closing.  
2 The City will have the opportunity to refinance  
3 the underlying industrial revenue bonds. The  
4 balance of those bonds right now is  
5 approximately \$27 million. There will be  
6 substantial interest savings as a result of  
7 that refinance.  
8 Overall, we estimate the net present value  
9 savings to the City to be about \$13-and-a-half  
10 million, assuming consistent operating expenses  
11 with what we have seen over recent years. So  
12 we're not even assuming that we may be able to  
13 achieve greater revenue or any reduction in  
14 operating expense. So a conservative estimate  
15 is that we will save 13-and-a-half million at  
16 present value.  
17 It will also result in cash flow savings  
18 to DIA of at least \$2 million a year. So our  
19 current obligation is approximately \$5 million  
20 a year. That will reduce to approximately  
21 2-and-a-half to \$3 million a year and  
22 potentially even lower than that.  
23 In addition to gaining some of the cost  
24 savings that we're referring to -- and the  
25 operating control, I think, is a significant

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6

1 factor that is a benefit to the City and DIA.  
2 It will allow us to do things like install gate  
3 arms and provide parking for Intuition that I  
4 know you all received emails about, about two  
5 months ago.  
6 There are many other opportunities  
7 associated with shuttles and services we can  
8 provide that I think will be of benefit  
9 regarding the operating control that it will  
10 provide us.  
11 That operating control is complete  
12 inasmuch as under the terms of the lease  
13 pursuant to which we will operate, we could  
14 even demolish a garage and ground lease the  
15 property to someone else. So we have full  
16 control of the individual sites, receive all  
17 revenue, have the burden for operating expenses  
18 which, essentially, we have that responsibility  
19 today pursuant to the net operating loss  
20 guarantee that we provide.  
21 In addition to this, we have a right to  
22 exercise a purchase option in 2041. So that  
23 purchase option is for a purchase price of  
24 262,500, I believe, starting in -- and that is  
25 prorated among the three garages. It's

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7

1 prorated based on the size of the garages. The  
2 rent between now and the end of lease term is  
3 \$150,000 a year, also prorated between the  
4 garages.  
5 What you will see with that purchase price  
6 is -- while the amount is relatively low, we  
7 also owe in addition to that any remaining  
8 outstanding rent associated with that  
9 particular garage facility if we're going to  
10 exercise that purchase option early. But that  
11 gives us the ability -- if we have some other  
12 redevelopment project that is needing that land  
13 or something that we need to do of significance  
14 in that area, we have the flexibility to do  
15 that starting in 2041.  
16 Under the current terms of the current  
17 redevelopment agreement, as you know, we not  
18 only have the responsibility for that net  
19 operating loss annually through 2031, but we  
20 also have no clear path to ownership of the  
21 garages for regaining the property. This would  
22 further settle the litigation we have,  
23 terminate that redevelopment agreement, and  
24 resolve all of the outstanding issues regarding  
25 funds that have been withheld and deliverable

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8

1 documents, et cetera, substantially reducing  
2 the paperwork burden and an accounting burden  
3 that this project has been for DIA.  
4 There is a comparison term sheet that's on  
5 the screen that was also handed out to you. I  
6 know I have discussed this with most of you,  
7 but at this point, I can entertain questions or  
8 you can address them to the others in the  
9 audience.  
10 THE CHAIRMAN: Before I open it to the  
11 board, I want to, you know, be clear. This is  
12 an executed settlement agreement. It comes to  
13 our board for review and comment, but  
14 ultimately the City Council has got to vote  
15 this up or down, correct?  
16 MS. BOYER: Correct.  
17 We are simply looking for your  
18 recommendation to go to City Council,  
19 confirming the settlement agreement that has  
20 already been provided to you and executed.  
21 THE CHAIRMAN: So we're not here to  
22 discuss today any proposed revisions of the  
23 terms. The terms are what they are. Either  
24 we're in favor of this and resolve that the  
25 City Council should support the settlement and

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1 approve it or not. Fair?

2 MS. BOYER: That is exactly the term of

3 the resolution before you.

4 THE CHAIRMAN: With that in mind, before

5 discussion, I would entertain a motion.

6 BOARD MEMBER WORSHAM: I move to approve.

7 BOARD MEMBER FROATS: Second.

8 THE CHAIRMAN: Comments? I'll start with

9 Mr. Moody.

10 BOARD MEMBER MOODY: Ms. Boyer, it sounds

11 to me like there's a lot of positives in this

12 deal. What are the negatives?

13 MS. BOYER: We believe there are a lot of

14 positives. Perhaps one could view a negative

15 is that we don't take ownership of the land at

16 the time of closing. However, under the

17 current structure, we would not have that

18 either.

19 The difference between what would happen

20 if we pursued the lawsuit and won the lawsuit

21 and the deal as it's structured is primarily

22 the difference between us taking actual

23 ownership of the land at closing. That would

24 be the primary downside. However, we really

25 receive many of the benefits of ownership by

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1 virtue of gaining all of the operating control.

2 BOARD MEMBER MOODY: Thank you.

3 THE CHAIRMAN: Mr. Gibbs.

4 BOARD MEMBER GIBBS: What was significant

5 about 2041?

6 MS. BOYER: So the original bonds pay off

7 in 2031. The bonds in the new refinanced

8 structure will pay off in 2041. The lease term

9 itself runs to 2051. So 2041 was the date we

10 agreed upon, once the bonds are paid off, that

11 we could begin to exercise the right of

12 purchase option and take over title to the land

13 if we wished.

14 THE CHAIRMAN: Mr. Barakat.

15 BOARD MEMBER BARAKAT: So this looks like

16 a -- really, generally a solid agreement for

17 DIA and downtown, not only the immediate

18 benefits to the TIF, but also our ability to

19 manage these garages, lease them to who we want

20 to at rates we want, and essentially use these

21 garages as an economic development tool based

22 on our plans should we desire; is that correct?

23 MS. BOYER: That is correct. And I should

24 have pointed that out. Thank you for

25 mentioning that.

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1 So these will not be operated by the

2 Office of Public Parking and they will not be

3 City-owned garages. Since the Tax Increment

4 District has paid all of the money in to date

5 on bonds, they will be Tax Increment District

6 assets. We will hire a private management

7 company to manage the garages.

8 And to Mr. Barakat's point, we will have

9 the ability to operate -- they will be taxable

10 bonds as opposed to tax-exempt bonds, so we'll

11 have full range of freedom in terms of the

12 negotiated leases or parking spaces and rental

13 spaces that we enter into.

14 BOARD MEMBER BARAKAT: And that's the key

15 because one of the garages are located near the

16 core of downtown where there's a lot of both

17 office and multifamily buildings that are

18 parking deficient and this can be part of the

19 puzzle in developing parking solutions.

20 So this is a great -- I think this is a

21 great step in the right direction.

22 Thank you.

23 THE CHAIRMAN: Mr. Froats.

24 BOARD MEMBER FROATS: First, I want to

25 congratulate Ms. Boyer and her team and the

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1 Office of the General Counsel because this has

2 been a long time dealing with this issue. And

3 so I applaud you for getting a settlement done.

4 And I'm definitely in favor of this deal.

5 It provides a lot of oversight for us and a lot

6 of accountability, and you have been great

7 stewards of the city for getting this deal

8 done.

9 Thank you.

10 THE CHAIRMAN: Mr. Ward.

11 BOARD MEMBER WARD: I will be glad that

12 this matter is behind us.

13 Thank you.

14 THE CHAIRMAN: Ms. Worsham.

15 BOARD MEMBER WORSHAM: I'll just echo what

16 Mr. Froats said. Congratulations. It has been

17 a long time in coming, and I think the benefits

18 to us are great and we'll be able to solve a

19 lot of problems that we have with parking now.

20 So thank you for all the hard work of the team

21 to get to this point because I know it's been a

22 long, arduous process, and I'm in favor of it.

23 THE CHAIRMAN: Mr. Citrano.

24 BOARD MEMBER CITRANO: I recall that -- I

25 think the first meeting as a board member that

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1 I attended was a Finance meeting. And I recall  
2 Mr. Froats alerting the committee members to  
3 how much of the overall budget these made up.  
4 And it was, from memory, maybe 50 percent.

5 Yeah, so I echo everybody else's comments.  
6 I'm glad this is -- this deal is getting done  
7 because it is -- it was a big portion of the  
8 budget downtown.

9 THE CHAIRMAN: I would echo Mr. Froats'  
10 comments as well, Ms. Boyer. This is a really  
11 difficult situation and deal that the City was  
12 in, and our work -- you and the staff put  
13 together, along with General Counsel's  
14 Office -- for bringing it in for a landing and  
15 really make it sound awesome.

16 I'm not sure. Maybe it's -- "awesome"  
17 isn't the relative word, but just a difficult,  
18 bad situation. And I appreciate you all  
19 bringing it in for a landing. And I'm fully in  
20 support.

21 At this time, if there's no further  
22 comment, I'd call for a vote.

23 Mr. Moody, how do you vote?

24 BOARD MEMBER MOODY: I'm in favor.

25 THE CHAIRMAN: Mr. Gibbs.

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1 BOARD MEMBER GIBBS: I'm in favor.

2 THE CHAIRMAN: Mr. Barakat.

3 BOARD MEMBER BARAKAT: In favor.

4 THE CHAIRMAN: Mr. Froats.

5 BOARD MEMBER FROATS: In favor.

6 THE CHAIRMAN: Go ahead.

7 BOARD MEMBER WARD: In favor.

8 THE CHAIRMAN: Ms. Worsham.

9 BOARD MEMBER WORSHAM: In favor.

10 THE CHAIRMAN: And Mr. Citrano.

11 BOARD MEMBER CITRANO: I'm in favor.

12 THE CHAIRMAN: And I'm in favor as well.

13 So that is a vote of -- oh, I guess we're  
14 missing Mr. Adams, so that's eight to zero.

15 So next order of business is 2022-01-07,  
16 and this is the ordinance regarding the  
17 self-storage. I appreciate Mr. Diebenow's  
18 acknowledgment before, in recognition of how  
19 long our schedule is, an agreement to defer  
20 this to next month.

21 Mr. Diebenow, in response, I'll commit to  
22 you that you will be first on our agenda next  
23 month. Thank you very much.

24 I'm going to move to 2022-02-02 to the  
25 end. I think the staff is working on some

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1 revisions based on the vote of the REPD  
2 Committee that occurred immediately prior to  
3 this meeting.

4 Next order of business would be  
5 2022-02-03. This is the FSCJ loan agreement.

6 Mr. Crescimbeni, is he going to present?

7 Or, Ms. Boyer, are you going to present?

8 MS. BOYER: I can present. But this

9 already went through the Strategic  
10 Implementation Committee, so you may ask for  
11 the report of the committee.

12 THE CHAIRMAN: Then that's what I'll do.

13 Mr. Citrano.

14 BOARD MEMBER CITRANO: I'm trying to  
15 remember. This was, what, almost two weeks  
16 ago?

17 You want to help me out?

18 MS. BOYER: I'll volunteer to refresh your  
19 memory.

20 So 2022-02-03, regarding the FSCJ loan  
21 agreement. You will recall this loan agreement  
22 authorizes us to loan FSCJ \$60,000 a year over  
23 a period, totaling 300,000 in the end. They  
24 have requirements for occupancy of both the  
25 residential dorm units or student housing units

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1 as well as for the restaurant.

2 They complied with the requirements for  
3 the restaurant for the full year in question.

4 They complied with residential occupancy for  
5 the second half of the year. They missed the  
6 mark during the first half of the year. This

7 is a resolution that waives that requirement  
8 for the first half of last year to allow them

9 to receive their loan disbursement for this  
10 year. They -- the second half, second semester  
11 they were above the required residential  
12 requirement, and they are still today.

13 What you will see -- what we did the prior  
14 year is we didn't waive the requirement, but we  
15 simply extended the loan period for an  
16 additional year. Frankly, I don't see that  
17 that's advantageous or helpful to anyone at  
18 this point to just add another year and then  
19 make them perform for that year since they are  
20 now back in compliance.

21 THE CHAIRMAN: Thank you, Ms. Boyer.

22 This matter comes before the board based  
23 upon a committee vote in favor, so it doesn't  
24 need a second, but I will ask -- well, so  
25 that's a motion for the board. It didn't need

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1 a second.  
 2 Mr. Moody, do you have any comments?  
 3 BOARD MEMBER MOODY: Yeah. I've always  
 4 been in favor of this project.  
 5 And, Ms. Boyer, is this safe to say that  
 6 the reason we're doing this is really the COVID  
 7 effect? That we're just granting a little  
 8 consideration in light of that?  
 9 MS. BOYER: Correct. That is absolutely  
 10 accurate. We did it differently last year,  
 11 where, as I said, we just extended the loan  
 12 period. In this case, since they were already  
 13 back in occupancy right now, we're simply  
 14 waiving it for the first half of the year where  
 15 they didn't comply. And, frankly, they didn't  
 16 miss it by much.  
 17 BOARD MEMBER MOODY: Thank you.  
 18 THE CHAIRMAN: Mr. Gibbs.  
 19 BOARD MEMBER GIBBS: Yeah, at the SIC  
 20 meeting, I think they missed it by three  
 21 students, so -- we're in favor.  
 22 THE CHAIRMAN: Mr. Barakat.  
 23 BOARD MEMBER BARAKAT: We discussed it at  
 24 the committee level, so I have no further  
 25 questions or comments.

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1 THE CHAIRMAN: Mr. Froats.  
 2 BOARD MEMBER FROATS: No questions.  
 3 THE CHAIRMAN: Mr. Ward.  
 4 BOARD MEMBER WARD: Nothing from me.  
 5 THE CHAIRMAN: Ms. Worsham.  
 6 BOARD MEMBER WORSHAM: Nothing further.  
 7 THE CHAIRMAN: And Mr. Citrano.  
 8 BOARD MEMBER CITRANO: No comments.  
 9 THE CHAIRMAN: I would only add that this  
 10 is an excellent program. I think encouraging  
 11 more student housing downtown is exactly what  
 12 we want to do to activate downtown, so I'm in  
 13 favor as well.  
 14 That is eight-zero in favor of 2022-02-03,  
 15 and it passes.  
 16 Next order of business --  
 17 MS. BOYER: Mr. Gillam, just kind of a  
 18 point of order. I think you took comments from  
 19 everyone, but I'm not sure if you actually  
 20 asked for a vote.  
 21 THE CHAIRMAN: Thank you very much. I'm  
 22 moving too fast.  
 23 So we'll vote on the motion at this time  
 24 if there's no further comment.  
 25 I'll start with 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. Ward.  
 5 BOARD MEMBER WARD: In favor.  
 6 THE CHAIRMAN: Mr. Froats.  
 7 BOARD MEMBER FROATS: In favor.  
 8 THE CHAIRMAN: Mr. Barakat.  
 9 BOARD MEMBER BARAKAT: In favor.  
 10 THE CHAIRMAN: Mr. Gibbs.  
 11 BOARD MEMBER GIBBS: In favor.  
 12 THE CHAIRMAN: Mr. Moody.  
 13 BOARD MEMBER MOODY: In favor.  
 14 THE CHAIRMAN: So now we are a vote of  
 15 eight-zero in favor of 2022-02-03.  
 16 Thank you for catching that, Ms. Boyer.  
 17 And we'll move on to 2022-02-04, which is  
 18 the Artea multifamily project.  
 19 Mr. Kelley, do you have a report for us  
 20 today?  
 21 MR. KELLEY: I do, Mr. Chair, unless the  
 22 committee would like to --  
 23 BOARD MEMBER CITRANO: This went through  
 24 the SIC committee a week and a half or so ago,  
 25 and there was actually little comment on the

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1 specifics of the REV Grant. We did have  
 2 somewhat of an expanded discussion about how  
 3 this application relates to the updates to the  
 4 CRA and BID Plan.  
 5 And so staff did confirm that this  
 6 application does qualify for the amount of the  
 7 REV that they -- that staff is recommending,  
 8 and that it would be voted on -- on this CRA,  
 9 the existing, current CRA plan. So, again,  
 10 there was really little questions and comments  
 11 about the specifics of the deal.  
 12 I will comment. I did appreciate,  
 13 personally, the -- both the format and content  
 14 of Mr. Kelley's write-up. And having the chart  
 15 in there to show the various categories was  
 16 very helpful to me and, I think, to the rest of  
 17 the committee.  
 18 So we voted on this. I believe it was a  
 19 three-to-zero, unanimous vote.  
 20 THE CHAIRMAN: Thank you, Mr. Citrano.  
 21 Any comments -- well, since this is a  
 22 motion coming from a standing committee, it  
 23 doesn't need a second.  
 24 Any comments, Mr. Moody, or questions?  
 25 BOARD MEMBER MOODY: I think it's a good

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21

1 project. I'm in favor.  
 2 THE CHAIRMAN: Mr. Gibbs.  
 3 BOARD MEMBER GIBBS: I attended the  
 4 meeting. I'm still in favor.  
 5 THE CHAIRMAN: Mr. Barakat.  
 6 BOARD MEMBER BARAKAT: Ditto.  
 7 THE CHAIRMAN: Mr. Froats.  
 8 BOARD MEMBER FROATS: No questions.  
 9 THE CHAIRMAN: Mr. Ward.  
 10 BOARD MEMBER WARD: Nothing from me.  
 11 THE CHAIRMAN: Ms. Worsham.  
 12 BOARD MEMBER WORSHAM: Nothing.  
 13 THE CHAIRMAN: Anything further,  
 14 Mr. Citrano?  
 15 BOARD MEMBER CITRANO: No, Mr. Chairman.  
 16 THE CHAIRMAN: I missed this meeting. I  
 17 apologize, Mr. Citrano, for not being there.  
 18 I want to make sure that I understood your  
 19 comment. You talked about how this project  
 20 would relate to the proposed CRA and BID  
 21 update. Did you say that -- or, Ms. Boyer, I  
 22 guess direct this to you -- that this current  
 23 proposal is not only consistent with our  
 24 current plan but would also be consistent with  
 25 the proposed revision to the plan? Is that

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1 what I heard?  
 2 MS. BOYER: I don't believe that is what  
 3 you heard. I think what is the case is this  
 4 was scored under the BID Plan that exists  
 5 today. And until the City Council adopts the  
 6 revision to the BID Plan, that's what we're  
 7 bound to use.  
 8 I don't know -- I can defer to Mr. Kelley  
 9 whether we even attempted to score it under the  
 10 new plan to see how it would have fared, but I  
 11 know that it does not have the same level of  
 12 retail, restaurant, or other types of  
 13 street-front activity. It's more of a  
 14 single-use project.  
 15 It does have activation. It does have  
 16 some of those spaces. But I know I did not  
 17 attempt to see how it would have fit under that  
 18 program.  
 19 THE CHAIRMAN: Thank you, Ms. Boyer.  
 20 Any further comments or questions?  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: How do you vote,  
 23 Mr. Citrano?  
 24 BOARD MEMBER CITRANO: I'm in favor.  
 25 THE CHAIRMAN: Ms. Worsham.

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1 BOARD MEMBER WORSHAM: In favor.  
 2 THE CHAIRMAN: Mr. Ward.  
 3 BOARD MEMBER WARD: In favor.  
 4 THE CHAIRMAN: Mr. Froats.  
 5 BOARD MEMBER FROATS: In favor.  
 6 THE CHAIRMAN: Mr. Barakat.  
 7 BOARD MEMBER BARAKAT: In favor.  
 8 THE CHAIRMAN: Mr. Gibbs.  
 9 BOARD MEMBER GIBBS: In favor.  
 10 THE CHAIRMAN: And Mr. Moody.  
 11 BOARD MEMBER MOODY: In favor.  
 12 THE CHAIRMAN: That's eight-zero in favor  
 13 of 2022-02-04. Measure passes.  
 14 We're on to 2022-02-05. This is the  
 15 historic markers resolution.  
 16 Ms. Boyer, do you have a report?  
 17 MS. BOYER: Yes. Thank you.  
 18 2022-02-05 is a resolution authorizing a  
 19 \$12,500 contribution to the Jacksonville  
 20 Historical Society, who will be identifying,  
 21 writing content for, and designing historic  
 22 markers that would be located throughout  
 23 downtown. It is all subject to DIA approval in  
 24 terms of the design of the marker, the content,  
 25 the particular locations selected, et cetera.

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24

1 You will recall -- Mr. Froats may recall.  
 2 Now, this is two years ago at a Budget and  
 3 Finance Committee meeting, we indicated that we  
 4 were going to take several hundred thousand  
 5 dollars within the Downtown Economic  
 6 Development Fund to use for the installation of  
 7 markers throughout downtown.  
 8 That legislation has not yet gone through  
 9 City Council, so we don't have the construction  
 10 dollars. But we do have the ability, through  
 11 our current funding for contributions to  
 12 private organizations, to be able to fund the  
 13 design effort, get this moving, while we are  
 14 processing that other legislation through City  
 15 Council.  
 16 So the board has already recommended the  
 17 concept of installing historic markers, and  
 18 this is just trying to get it off the ground  
 19 and in some ways expanding staff capacity by  
 20 engaging in an outside organization with  
 21 specific expertise to do that legwork for us.  
 22 THE CHAIRMAN: Thank you, Ms. Boyer.  
 23 Mr. Moody, do you have any questions for  
 24 the staff on this issue?  
 25 BOARD MEMBER MOODY: No questions.

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25

1 THE CHAIRMAN: Mr. Gibbs.  
2 BOARD MEMBER GIBBS: No questions.  
3 THE CHAIRMAN: Mr. Barakat.  
4 BOARD MEMBER BARAKAT: No questions.  
5 Fully supportive of this.  
6 I just want to make sure if City  
7 Council -- do we -- can we read the tea leaves  
8 on whether they are going to support the  
9 construction? And if we go through the motions  
10 of design, would we feel like we have positive  
11 momentum there?  
12 MS. BOYER: I would be surprised if there  
13 were not -- I mean, it's not funds that were  
14 allocated to some other use that we're asking  
15 that we take away, and very consistent with our  
16 plan regarding activation and the historic  
17 district designation that was approved by City  
18 Council and the extensive funds that they are  
19 generously providing for historic renovations.  
20 So it would seem to me likely they would  
21 approve of the markers that identify those  
22 buildings and what makes them historic.  
23 BOARD MEMBER BARAKAT: Okay. Great.  
24 Thank you.  
25 THE CHAIRMAN: Mr. Froats.  
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26

1 BOARD MEMBER FROATS: Ms. Boyer, is  
2 anybody here from the organization?  
3 MS. BOYER: Mr. Bliss is here from the  
4 Historical Society if you would like to ask a  
5 question.  
6 BOARD MEMBER FROATS: Yes, please.  
7 (Audience member approaches the podium.)  
8 AUDIENCE MEMBER: Good afternoon,  
9 Mr. Chair and board members.  
10 I'm Alan Bliss. I'm CEO of the  
11 Jacksonville Historical Society and honored to  
12 be invited to participate in this initiative.  
13 BOARD MEMBER FROATS: Thank you for being  
14 here. Just one question, do you plan to have  
15 QR codes on these markers?  
16 MR. BLISS: That's a good question, and  
17 we've been discussing QR codes. The technology  
18 for people to use QRs as wayfinding is  
19 something that we see as being maybe at a bit  
20 of a pivotal moment. And one of the things  
21 that we're holding in reserve is the  
22 possibility that QR codes, even though they are  
23 ubiquitous now, they might wind up being  
24 obsolete within a few years.  
25 So we want to maintain the flexibility to  
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27

1 substitute an alternative mobile app device for  
2 finding information about the sites, but QR  
3 codes still appear to be the dominant  
4 technology.  
5 BOARD MEMBER FROATS: So you do plan to  
6 have some electronic format where they can see  
7 the marker but also access something  
8 electronic?  
9 MR. BLISS: Exactly. And one of the  
10 options, of course, is a GPS-enabled mobile app  
11 that allows people to use a downloadable app.  
12 The issue with that that we continue to wrangle  
13 with a bit is that there seems to be no one  
14 magic silver bullet app that is dominant across  
15 the marketplace. And I wish that one of the  
16 competing apps had emerged, but none has so  
17 far. But there are others, and we're alert to  
18 those two avenues of letting people  
19 self-navigate the downtown area.  
20 BOARD MEMBER FROATS: Thank you very much.  
21 MR. BLISS: Thank you.  
22 THE CHAIRMAN: Mr. Ward.  
23 BOARD MEMBER WARD: I'm in full support of  
24 this. Thank you for the idea. Nothing  
25 further.  
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28

1 THE CHAIRMAN: Ms. Worsham.  
2 BOARD MEMBER WORSHAM: I'm also in favor.  
3 No comments.  
4 THE CHAIRMAN: Mr. Citrano.  
5 BOARD MEMBER CITRANO: I don't have any  
6 comments.  
7 THE CHAIRMAN: I'm also in favor, but no  
8 further comments.  
9 Thank you very much for being here,  
10 Mr. Bliss.  
11 MR. BLISS: Thank you.  
12 THE CHAIRMAN: If there's no further  
13 questions or comments, I'll call for a vote.  
14 BOARD MEMBER MOODY: I'm for it.  
15 THE CHAIRMAN: Mr. Gibbs.  
16 BOARD MEMBER GIBBS: Please refresh my  
17 memory, who made the motion?  
18 MS. BOYER: This was recommended by the  
19 committee as well.  
20 BOARD MEMBER GIBBS: I'm in favor.  
21 THE CHAIRMAN: Mr. Barakat.  
22 BOARD MEMBER BARAKAT: In favor.  
23 THE CHAIRMAN: Mr. Froats.  
24 BOARD MEMBER FROATS: In favor.  
25 THE CHAIRMAN: Mr. Ward.  
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1 BOARD MEMBER WARD: In favor.  
 2 THE CHAIRMAN: Ms. Worsham.  
 3 BOARD MEMBER WORSHAM: In favor.  
 4 THE CHAIRMAN: Mr. Citrano.  
 5 BOARD MEMBER CITRANO: I am in favor.  
 6 THE CHAIRMAN: Thank you very much.  
 7 That's eight-zero in favor of 2022-02-05.  
 8 Thank you very much.  
 9 Next order of business is 2022-02-07, the  
 10 JHS bicentennial contribution.  
 11 Ms. Boyer.  
 12 MS. BOYER: Thank you.  
 13 And another resolution that went through  
 14 SIC committee. And this resolution is a \$2,500  
 15 contribution to the Historical Society as a  
 16 contribution for the bicentennial effort,  
 17 pursuant to which they are going to redo the  
 18 windows in the City Hall building that would  
 19 face the street in recognition of the  
 20 bicentennial, which, as you know, we are  
 21 currently celebrating and the big celebration  
 22 is coming in June.  
 23 THE CHAIRMAN: Thank you, Ms. Boyer.  
 24 So it comes from the SIC standing  
 25 committee. It doesn't need a second.  
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1 Mr. Moody, any questions or comments?  
 2 BOARD MEMBER MOODY: I'd like to make a  
 3 motion that we approve Resolution 2022-02-07.  
 4 THE CHAIRMAN: I think we got a motion  
 5 from SIC. It doesn't need a second, so we're  
 6 good on that. Now, do you have any other  
 7 questions or comments?  
 8 BOARD MEMBER MOODY: No questions  
 9 whatsoever.  
 10 THE CHAIRMAN: Mr. Gibbs.  
 11 BOARD MEMBER GIBBS: No comments.  
 12 THE CHAIRMAN: Mr. Barakat.  
 13 BOARD MEMBER BARAKAT: The only commentary  
 14 of the meeting was that \$2,500 is a low level  
 15 and we should consider giving the CEO a little  
 16 more approval rights so we don't have to bring  
 17 \$2,500 expenditures to the board level. Other  
 18 than that, no comments.  
 19 THE CHAIRMAN: Mr. Froats.  
 20 BOARD MEMBER FROATS: No comments.  
 21 THE CHAIRMAN: Mr. Ward.  
 22 BOARD MEMBER WARD: When is the  
 23 bicentennial?  
 24 MS. BOYER: Pardon me? I didn't hear that  
 25 question.  
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1 BOARD MEMBER WARD: Excuse me. The  
 2 question is, when exactly is the bicentennial?  
 3 MS. BOYER: The bicentennial has already  
 4 started. The actual date, I think, is  
 5 June 13th or June 18th, but I think the major  
 6 celebration is June 11th.  
 7 MR. BLISS: We measure the date of the  
 8 city's establishment from June 15th, 1822. The  
 9 climactic event of the festivities this year  
 10 will be scheduled on the Saturday before, which  
 11 will be June 11th of 2022.  
 12 But Ms. Boyer is correct, we're observing  
 13 the bicentennial throughout the calendar year,  
 14 2022. And a number of events are ongoing, some  
 15 sponsored by institutions, agencies, corporate  
 16 partners. The details continue to emerge, and  
 17 I refer people who are interested in learning  
 18 more or participating to the website  
 19 Jax200.org. That's Jax200.org.  
 20 THE CHAIRMAN: Thank you, Mr. Bliss.  
 21 Ms. Worsham.  
 22 BOARD MEMBER WORSHAM: No comments.  
 23 THE CHAIRMAN: Mr. Citrano.  
 24 BOARD MEMBER CITRANO: Just to reiterate  
 25 Mr. Barakat's point, we need to empower  
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1 Ms. Boyer with a higher approval authority to  
 2 be more efficient in matters like this.  
 3 Thank you.  
 4 THE CHAIRMAN: I'm also in favor, but I'd  
 5 note that we had much discussion about that  
 6 when we first got to this point. And I think  
 7 that was a discussion -- as a matter of fact,  
 8 we might be coming back and changing that.  
 9 So we can address that with Ms. Boyer  
 10 maybe in a future meeting, but I agree that  
 11 \$2,500 is -- if we keep doing this every time,  
 12 we'll spend more time in these meetings. I  
 13 agree.  
 14 Thank you, Mr. Bliss, for being here.  
 15 Any other questions or comments before we  
 16 take a vote on this matter?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: Mr. Citrano, how do you  
 19 vote?  
 20 BOARD MEMBER CITRANO: In favor.  
 21 THE CHAIRMAN: Ms. Worsham.  
 22 BOARD MEMBER WORSHAM: In favor.  
 23 THE CHAIRMAN: Mr. Ward.  
 24 BOARD MEMBER WARD: In favor.  
 25 THE CHAIRMAN: Mr. Froats.  
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1 BOARD MEMBER FROATS: In favor.  
 2 THE CHAIRMAN: Mr. Barakat.  
 3 BOARD MEMBER BARAKAT: In favor.  
 4 THE CHAIRMAN: Mr. Gibbs.  
 5 BOARD MEMBER GIBBS: In favor.  
 6 THE CHAIRMAN: And Mr. Moody.  
 7 BOARD MEMBER MOODY: In favor.  
 8 THE CHAIRMAN: I'm also in favor.  
 9 That is eight-zero in favor of 2022-02-07,  
 10 the bicentennial contribution.  
 11 Thank you very much.  
 12 Next order of business is 2022-02-08, the  
 13 BID and CRA plan update adoption. This is  
 14 probably a longer presentation.  
 15 Ms. Boyer, go ahead.  
 16 MS. BOYER: Thank you, Mr. Chairman.  
 17 Well, we can decide how long we want to  
 18 make it. As you know, the BID and CRA update  
 19 has been through many revisions. You've  
 20 attended many workshops on them. We had a  
 21 workshop about a week ago where you received a  
 22 copy of the compiled plan that includes both  
 23 the CRA plan and the BID strategy.  
 24 There were a number of changes that  
 25 individuals have recommended as amendments that  
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1 have been incorporated in the version that you  
 2 have in front of you as well as some  
 3 scrivener-type errors and other items. What --  
 4 I'm going to leave those for Mr. Kelley to run  
 5 through the list specifically with you of the  
 6 changes from the workshop last week.  
 7 I will say that -- for those of you in the  
 8 attendance, we received a handout from  
 9 Riverfront Parks Now requesting -- or maybe it  
 10 was from Scenic Jacksonville, requesting  
 11 certain changes be made in the goals and  
 12 objectives language. I also received comments  
 13 from a number of you suggesting that we should  
 14 not go back into the goals and objectives.  
 15 So at this point, we reviewed those. We  
 16 believe all of the concepts are covered and  
 17 addressed somewhere in our goals and objectives  
 18 now, and we have not revised the language in  
 19 the goals and objectives based on those  
 20 requests.  
 21 There were several other requests in an  
 22 email that you received earlier this week  
 23 regarding greater emphasis in the redevelopment  
 24 projects on Riverfront Plaza, Liberty Basin,  
 25 Metropolitan Park, Shipyards West, some of  
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1 those things. Those suggestions and edits to  
 2 the redevelopment projects have been  
 3 incorporated because they were certainly  
 4 something that we were in agreement with and  
 5 were not as clear as they should be. So  
 6 there -- Mr. Kelley will point those out and we  
 7 can talk to you about those changes that were  
 8 incorporated.  
 9 What I would like to talk to you about is  
 10 the resolution itself and a couple of points in  
 11 the resolution that I don't think we have had  
 12 an opportunity to spend any time on yet.  
 13 So first of all, in the resolution before  
 14 you, you see a copy that has a redline  
 15 paragraph added with an additional whereas  
 16 clause.  
 17 So if you scroll up on the screen, I  
 18 believe that will be reflected. Nope. It's  
 19 not showing as red on the screen.  
 20 So what I'm referring to is the paragraph  
 21 that says "Whereas, since the adoption of the  
 22 BID Plan, the DIA and other partner  
 23 organizations have engaged in development of  
 24 various neighborhood activation and  
 25 infrastructure plans, material portions of  
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1 which are now being incorporated."  
 2 So referencing the fact that this includes  
 3 the LaVilla strategy, this includes duPont,  
 4 this includes all of those things that roll up.  
 5 But then importantly, I shared with the chair  
 6 and I'll read for the board -- but you do not  
 7 have a copy of it. I have a late amendment  
 8 that I would like you to consider adding to the  
 9 resolution itself, which is a new Section 7,  
 10 recognizing the fact that we have been  
 11 literally still making edits in the documents  
 12 this morning.  
 13 This section reads, "The DIA authorizes  
 14 its staff to make scrivener's and other  
 15 technical corrections and revisions in the CRA  
 16 plan and BID strategy in order to ensure  
 17 internal consistency of various documents and  
 18 sections thereof prior to filing with Council."  
 19 So even though we're asking for you to  
 20 approve it today, we are acknowledging that  
 21 there are likely still internal inconsistencies  
 22 that we need to resolve and some scrivener's  
 23 errors before this gets filed with Council. So  
 24 we would like you to add that provision.  
 25 Then I would like to discuss the  
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1 attachments that are Exhibits B and C. We  
2 discussed those very briefly at the workshop,  
3 but it is important for you to note that you  
4 are, in this resolution, authorizing us to  
5 pursue legislation that would incorporate  
6 these.

7 So the first in Exhibit B, we discussed  
8 property disposition authority. And at the  
9 committee level, it was recommended that we  
10 increase that threshold to a million dollars.  
11 That is what is now reflected in this. So we  
12 would be requesting a delegation of authority  
13 from City Council, that if we were selling  
14 property at its appraised value, at or above  
15 its appraised value up to a million dollars in  
16 value, that the DIA board could make that  
17 decision on a property disposition.

18 The second category is disposition of  
19 property valued at 250,000 or less but where  
20 the ROI exceeds 1. It may not be at appraised  
21 value, but ROI exceeds 1 as verified by Council  
22 auditors. I'll remind you that our current  
23 property disposition authority is \$25,000. So  
24 this is trying to raise those bars.

25 Number 3 -- and, again, this is a redline  
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1 version you have in front of you -- is  
2 delegating the authority to the DIA board to  
3 approve REV Grants of up to 75 percent in  
4 accordance with the BID strategy criteria  
5 through the year 2046. So that extends beyond  
6 the life of the CRA, but it allows REV Grants  
7 for up to 20 years from completion of a  
8 building if they were commenced soon.

9 And then going forward, delegating the  
10 authority for DIA to issue public investment  
11 policy incentives. So there are REV Grants in  
12 the City's public investment policy also for  
13 commercial REV Grants, for certain job  
14 creation, et cetera. And since it is a REV  
15 Grant, the request is that the DIA board be the  
16 final -- as long as it complies with the  
17 criteria in the City's adopted public  
18 investment policy, that the DIA board be able  
19 to issue that REV Grant.

20 Confirming our contracting authority is  
21 number 5.

22 And number 6 is having the ability to  
23 enter into cost disbursement agreements without  
24 taking those to Council. If the project is  
25 already in the CIP and the execution by the

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1 developer -- this would have to be coordinated  
2 and approved with Public Works.

3 But the idea is we're finding an  
4 increasing number of developments where the  
5 developer is going to build the City capital  
6 project that is immediately adjacent. We are  
7 likely -- you saw that in the Iguana  
8 transaction where they were building the marina  
9 support building, building the marina itself.  
10 We have any number of them.

11 And as that is becoming increasingly  
12 common, the idea would be, if we were just  
13 giving someone a REV Grant and they were doing  
14 a cost disbursement agreement for something the  
15 City had already funded, that that could be  
16 decided at the board level.

17 And then, finally, a request for an  
18 appropriation of a million dollars from the  
19 General Fund to establish the Commercial  
20 Revitalization Program. So that is a financial  
21 request that, knowing the timing of this plan,  
22 which, by the time we get through the board,  
23 get legislation ready, get this filed, this  
24 will probably be a month from now when it is  
25 filed and going through City Council. It would

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1 not come out until April.

2 If the MPS settlement were adopted, it's  
3 possible we would be able to fund this from our  
4 own revenue because we would have additional  
5 resources available for that.

6 Exhibit C is recommendations for changes  
7 to the Downtown Zoning Overlay. And I think  
8 those are pretty straightforward. I won't read  
9 those or go through those with you here. But  
10 if you have questions on them, we're happy to  
11 answer.

12 And then I will allow Mr. Kelley now to  
13 run through with you, to the extent you wish,  
14 the changes that have been made since the  
15 workshop in response to comments received.

16 THE CHAIRMAN: Thank you, Ms. Boyer.  
17 Mr. Kelley.

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

19 There's about 20 edits that I'll be  
20 speaking to, and I'll call out the page number  
21 with a very brief synopsis of those changes,  
22 giving the board enough time to flip if you'd  
23 like to do so.

24 Beginning in the redevelopment plan on  
25 Page 11 where we talk about the duration of

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1 each of the CRAs, there's surprisingly been  
2 some confusion as to when the actual expiration  
3 date of each of the CRAs is. And it's still  
4 stated incorrectly. I received some  
5 information this morning that now provides that  
6 the Southside CRA will expire or has a duration  
7 until September 30, 2041. The Northside West  
8 is until 9/30/41 as well. And Downtown East is  
9 until 9/30/45.

10 So I will need to make those corrections  
11 throughout those documents to make sure they  
12 are consistent because there's been some  
13 inconsistencies previously.

14 On Page 24, something that Ms. Fetner  
15 identified, that -- the way that this has been  
16 presented, relating to the DIA authority, has  
17 now been clarified to acknowledge and speak to  
18 Section 163.370 from the Florida Statutes. It  
19 really pertains to the City's authorities as it  
20 relates to CRAs, which are then further  
21 delegated in Section 55.108 in the Ordinance  
22 Code. So that has been further clarified in  
23 the redevelopment plan in front of you.

24 On Page --  
25 BOARD MEMBER WORSHAM: Where is that on  
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1 24?  
2 MR. KELLEY: It's actually kind of  
3 throughout 24. There's some language in there  
4 that speaks specifically to the City's  
5 authority as it is now -- well, it has always  
6 been embedded in Section 163.370 of Florida  
7 Statutes. In the previous redevelopment plan,  
8 there was some ambiguity in the way that it was  
9 written. It could have been interpreted that  
10 that authority imbued directly to the CRA to  
11 the DIA, and now that's been clarified.

12 On Page 29, Section 2.4, we've taken the  
13 property disposition policy out of the  
14 redevelopment plan and it points to that it is  
15 found in the BID strategy. And I'll speak to  
16 that in just a little bit more when we get into  
17 the BID strategy. But in the redevelopment  
18 plan that language has been removed from what  
19 you saw previously.

20 The next change is on Page 59. And --  
21 well, in fact, this is just some -- reiterating  
22 something that CEO Boyer spoke about a moment  
23 ago regarding the suggested changes to the  
24 goals. And that as we looked and --  
25 comprehensively at the broad package, that

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1 those requested edits are found in other  
2 places. And so to avoid any ambiguities, we  
3 did not incorporate those into the goals as you  
4 see them here.

5 And then on Page 60, this is directly in  
6 response to some questions raised by Board  
7 Member Froats relating to the number of units  
8 that would be targeted for completion each year  
9 as well as the related number of units and  
10 residents that that would result in.

11 I'll speak to that a little bit more  
12 clearly when we get to the BID strategy, but  
13 it's changed on Page 60 from 7,500 units up to  
14 8,139 units is the target number by 2030, which  
15 is based on a target completion rate of 425  
16 units a year.

17 On Page 111, we incorporated some clarity  
18 on the marketing efforts as a request from a  
19 board member to ensure that it was well  
20 understood that was in addition to other  
21 marketing efforts or expenditures, that this  
22 was not intended to relate to promotion of  
23 specific events, but that it's branding and  
24 other marketing efforts as is now seen in the  
25 edit found on Page 111.

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1 Page 114, additional clarity is provided  
2 related to the landmark, public riverfront  
3 park, as an essential amenity within the DIA  
4 boundary.

5 Page 117, there's an -- additional  
6 language added, which is also going to be found  
7 on Page 162, but it's the same in both places,  
8 for Northbank and Southbank, speaking to the  
9 addition of boat clubs and boat rentals as  
10 desirable along the riverfront on both the  
11 Northbank and Southbank.

12 On Page 125, we clarified that in LaVilla  
13 the catalyst sites are specifically the arts  
14 gateway and the convention center site at the  
15 request of a board member. And added a new map  
16 that further clarifies that as well.

17 Page 129, we provided clarity on the  
18 Shipyards and Kids Kampus site as a City CIP  
19 project and added language related to the FRDAP  
20 and its relationship to the relocation of that  
21 Kids Kampus.

22 On Page 159, it's not in this version, but  
23 I'm going to add also what was in the marketing  
24 efforts found on Page 111. So that's not in  
25 your book, but I'm going to be adding that.

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1 And I believe that's all the changes for  
2 the redevelopment plan. I'm happy to take  
3 questions now, before moving into the BID  
4 strategy, or I can go straight into it.

5 THE CHAIRMAN: Mr. Kelley, go ahead and  
6 proceed and we'll take questions all at one  
7 time.

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

9 So within the BID strategy itself,  
10 starting on Page 6 of that document, under the  
11 redevelopment goals, the strategic objectives  
12 identified as tiers eligible are found. This  
13 is related back to the Tier 2 approach,  
14 where -- Tier 2 requires that a developer meet  
15 three goals and four strategic objectives to be  
16 eligible for the goal.

17 So the redevelopment goals themselves  
18 start on Page 6, and you'll see at the end of  
19 several of those redevelopment goals the -- in  
20 parentheses "T/E." So those are tier-eligible  
21 activities that a developer could pursue to  
22 have a clear understanding of what the  
23 requirements are to be eligible under Tier 2 of  
24 the tiers system.

25 On Page 21, similar to what we had in the  
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1 redevelopment plan, this just speaks to the  
2 fact that the property disposition authority  
3 and the related policy is now found in  
4 Appendix C of the BID strategy.

5 On Page 67, at the request of a board  
6 member, we changed -- or we added the word  
7 "rentable" in terms of square feet. And we  
8 also changed the table to be stated in terms of  
9 months as opposed to years, just recognizing  
10 that not every lease is a perfect year  
11 structure.

12 Page 90, this is something that -- I  
13 wasn't clear if you had seen this before or  
14 not, but based on some of the comments from  
15 this board, I changed the language in the DPRP  
16 incentive program to add appraisal requirements  
17 when the property has been owned for more than  
18 one year by the property owner coming in so  
19 that we have that objective information.

20 And I also clarified that the (audio  
21 malfunction) default language is within DPRP  
22 loans as opposed to if there's a default on,  
23 like, a FAB-REP Grant or something that  
24 wouldn't necessarily put the DPRP loans in  
25 default.

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1 And on Page 108, we have clarification on  
2 Tier 2, tiers-eligible requirements there as  
3 well.

4 And then on 109, there's a change to the  
5 Tier 3, as was circulated in an email that you  
6 received after our Thursday workshop, where  
7 what was presented in the workshop Thursday  
8 morning was actually an earlier version of the  
9 Tier 3 requirements. So I submitted -- I  
10 circulated something to the board, I think it  
11 was Thursday or Friday of last week, to clarify  
12 what was intended to be the third tier, which  
13 we see as even simpler to understand. And this  
14 speaks to how it is that a developer can go  
15 about achieving the third-tier requirements of  
16 the tiers system.

17 On Page 112, this is kind of a follow-on  
18 on that same point. So within the years table  
19 itself, there are a number of activities that  
20 are highlighted in yellow or blue. The only  
21 difference between those two is we, as staff,  
22 just need to make sure that we agree on what  
23 has been identified. The ones that are in  
24 yellow haven't been finalized; the ones that  
25 are shown in blue have been finalized.

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1 So these are the tiers-eligible activities  
2 that are found in the years table that a  
3 developer can pursue that would need to total  
4 3 percent of total development costs as found  
5 in the tiers strategy itself, tier system.

6 On Page 112 -- I'm sorry. That was  
7 Page 112.

8 On Page 116, the LaVilla Multicultural  
9 Museum, 1.2 million found at the top of that  
10 page is to come out.

11 On Page 127, this is where the performance  
12 measures have been changed to correct a number  
13 of scrivener's errors that were identified with  
14 the superscript and other things, as was  
15 presented in the Thursday workshop. But more  
16 importantly, again, back to the -- what was  
17 shown -- or what was discussed previously about  
18 the multifamily housing units, which has now  
19 been revised to target an average of 425 units  
20 per year through 2030.

21 And what that means is that the 2030  
22 target for multifamily housing units has  
23 increased from 7,500 to 8,139. The multifamily  
24 residents, as a result, how we approached that  
25 mathematically would be just over 13,000

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1 residents as opposed to 11,952 targeted  
2 previously. And, again, this was brought about  
3 by suggestions made by Board Member Froats.

4 We also modified the office space vacancy.  
5 This is a little bit of a challenge, getting  
6 the -- a very good number for office space  
7 vacancy. This is now based on CoStar using a  
8 polygon that captures just the DIA boundary,  
9 where other sources that we have looked at  
10 capture much broader geographies than just the  
11 DIA boundary. And so we see data that is as  
12 high as -- that as of today, provides office  
13 space vacancy as high as 25 percent, plus or  
14 minus.

15 But with this change, we feel like it's a  
16 more accurate reflection. It might still be  
17 understated because it's based on reporting  
18 into the CoStar system. And so we also  
19 modified the 2030 target knowing that office  
20 space vacancy is a little bit higher right now  
21 than we understood it at the end of 2020. So  
22 that 11.7 percent is the CoStar number as of  
23 the end -- or 12/31/21.

24 Everything else below that is simply  
25 clearing up the scrivener's errors that were

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1 found in the superscript, et cetera.

2 I had also circulated a -- kind of a poll,  
3 if you will, to get feedback as it related to  
4 the change in the CRP incentive as it's  
5 presented here on Page 66 to initiate a  
6 conversation around how to best -- or leave in  
7 the COVID-recovery component of the CRP  
8 incentive.

9 Mr. Chair, I'm going to ask you -- or  
10 leave that to you how you would like to proceed  
11 with that discussion. I only got two  
12 responses. One was in favor of leaving that  
13 COVID component of the CRP in. One was that --  
14 didn't have a problem with that being in there,  
15 but wasn't sure that it was sufficient to  
16 actually drive the behavior that it's intended  
17 to drive and may, in fact, just be paying out  
18 money to prospective tenants that were likely  
19 to move in anyway.

20 So that's where we stand on that.

21 And that is the last of the comments that  
22 I have in these changes.

23 THE CHAIRMAN: Thank you, Mr. Kelley.

24 Ms. Boyer.

25 MS. BOYER: Mr. Chisholm, could you move

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1 to Page 67, please, so the language will be on  
2 the screen that is in question.

3 MR. CHISHOLM: (Complies.)

4 MS. BOYER: And if you expand it -- no.  
5 Scroll down further.

6 MR. CHISHOLM: (Complies.)

7 MS. BOYER: We need to get to the bottom  
8 of this area. Maybe it's the next page. We're  
9 still not at the end of the section.

10 There we go. The COVID recovery renewal.  
11 So specifically, with regard to this, we've --  
12 I've had discussions with a number of board  
13 members who have encouraged us not to include  
14 an incentive for renewals and only have an  
15 incentive as it relates to new tenants coming  
16 into the downtown area who were not previously  
17 in the downtown area.

18 The renewal provision was initially added  
19 at the suggestion of our consultants. And so  
20 from our perspective, we would go either way on  
21 that, and I'm going to defer to the board. We  
22 just need your instruction one way or the other  
23 as to whether we include that in the incentive.

24 What I did want to share with you is that  
25 the property disposition policy -- so you

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1 understand a little bit more what was going on  
2 with that coming in and coming out, is that we  
3 have adopted a property disposition policy.

4 Since we are a Community Redevelopment  
5 Agency and the property is essentially the  
6 property of the Agency, it would be normal to  
7 have that property disposition policy  
8 incorporated and adopted as part of it. But we  
9 also needed the ability to change it because if  
10 the ordinance changes you suggest regarding  
11 being able to be the final decision-maker on a  
12 disposition at fair market value up to a  
13 million dollars are adopted, then the policy  
14 has to change. So it became a circular  
15 discussion, which is why we suggested that we  
16 reference it.

17 We include it as an appendix, but we  
18 acknowledge the right to make further  
19 amendments to it. So that's what was going on  
20 with that. So you understand what we were  
21 doing there because we're already proposing a  
22 change that would require it to be amended.

23 And as far as the tiers-eligible projects  
24 where you are seeing those yellow highlighting,  
25 I wanted to point out to you that that is part

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1 of the area where some of the comments we  
2 received from members of the public and others  
3 that we had not identified Riverfront Plaza or  
4 had not included construction of the Riverwalk  
5 extension on the Northbank or Liberty Marina.  
6 We had not included all of the City CIP  
7 projects in that table. That was really  
8 focused more on Tax Increment District  
9 projects.

10 However, there is a column to identify  
11 whether it's a City project or a Tax Increment.  
12 So we saw no reason not to add it and then  
13 recognize that they are eligible if a developer  
14 was contributing or working on that. So that  
15 explains why you're seeing all those additional  
16 yellow lines added to those items.

17 And happy to answer more questions on  
18 them, but there are no new redevelopment  
19 projects of substance being added. These are  
20 things that were already contemplated in the  
21 plan. They are just appearing in the table  
22 now, where they weren't previously in the  
23 table.

24 And those are pretty much all -- I think  
25 there were a couple scrivener-type ones. It's

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1 where we found something that had been  
2 inadvertently omitted, but most of these are  
3 City CIP projects that were added.

4 So those were kind of my general comments  
5 that I wanted to bring to your attention and if  
6 we would go back to CRP and resolve how you  
7 want us to handle the lease renewal or not.

8 THE CHAIRMAN: Thank you, Ms. Boyer, and,  
9 Mr. Kelley.

10 I think this is one of those things that  
11 we could probably spend another eight days  
12 talking about if we wanted to on each  
13 individual section and subsection and word  
14 found in those sections.

15 I want to, as I did at the last workshop,  
16 acknowledge the hard work and commitment from  
17 our staff. Putting together this book is a  
18 monumental effort. And, you know, taking a  
19 look at all the things that we've done and all  
20 of the things we have learned in the last five  
21 years and trying to incorporate that in a  
22 go-forward basis, it is a heck of an effort.  
23 And we all appreciate you for that.

24 I'd also like to say, I appreciate the  
25 board members' participation. We have had

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1 innumerable workshops, both with the public and  
2 then, obviously, separately, you know, for  
3 public to watch us kind of think out loud as  
4 well. And it's been an enormously  
5 time-consuming effort, and I want to thank all  
6 of you for your commitment and your  
7 participation because it's a big project and a  
8 big lift.

9 I do not want to stifle any comment on  
10 anything today, so if we need to go a long  
11 time, we can. But we have spent a lot of time  
12 talking about these issues. I would hope that  
13 we can confine our comments to the changes that  
14 Mr. Kelley has noted he's made following our  
15 most recent group meeting and also in starting,  
16 I guess, with the item Ms. Boyer referred to  
17 with regard to whether or not to add the COVID  
18 recovery lease retention language in this plan  
19 or not.

20 So I would ask the group to start there,  
21 but I think, before we have any discussion,  
22 let's start with a motion so we can be talking  
23 within a motion to approve or not this  
24 particular proposal.

25 BOARD MEMBER WORSHAM: I'll move to  
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1 approve.

2 BOARD MEMBER BARAKAT: Second.

3 THE CHAIRMAN: So a motion by Ms. Worsham  
4 and a second by Mr. Barakat to approve the  
5 currently drafted resolution which does provide  
6 Ms. Boyer and staff to continue to make small  
7 changes as they see fit and get this ready for  
8 legislation, right, Ms. Boyer?

9 MS. BOYER: Thank you, Mr. Chairman, for  
10 remembering that.

11 The version that was distributed to you  
12 and is in your book does not have that  
13 additional paragraph I showed you. So by  
14 amendment, I would certainly like that to be  
15 incorporated.

16 THE CHAIRMAN: So I want to be clear that  
17 when I was asking for the motion, it was a  
18 motion for the resolution you suggested, which  
19 is with the amendment.

20 Did you mean that, Ms. Worsham?

21 BOARD MEMBER WORSHAM: (Nods head.)

22 THE CHAIRMAN: Mr. Barakat?

23 BOARD MEMBER BARAKAT: Yes. I'll second  
24 that as well.

25 THE CHAIRMAN: Okay. So let's have a  
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1 discussion on this large project. And I would  
 2 ask all of you to keep in mind and make sure  
 3 you comment specifically on whether or not to  
 4 keep the COVID lease retention provisions  
 5 within the plan.  
 6 Mr. Moody, would you start?  
 7 Mr. Barakat, go ahead.  
 8 BOARD MEMBER BARAKAT: Sorry,  
 9 Mr. Chairman. I've got a client that just  
 10 landed, so I need to leave the meeting for  
 11 about a half hour.  
 12 Do you mind if I just say a couple of  
 13 things before I excuse myself?  
 14 THE CHAIRMAN: Absolutely, Mr. Barakat.  
 15 Proceed.  
 16 BOARD MEMBER BARAKAT: Just real quick, on  
 17 Ms. Boyer's question regarding the renewal, I  
 18 was the board member that voiced a concern  
 19 about 25 percent parking reduction cost, which  
 20 I think would be the net effect on average. I  
 21 think the incentive parking program is about  
 22 reducing it by half for new tenants and then  
 23 the renewal program is half of the half, an  
 24 approximation.  
 25 I just don't think that that is going to  
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1 cause a tenant to change their work-from-home  
 2 strategy or change whether or not they're going  
 3 to move to downtown or the suburbs. I just  
 4 don't think that is a number that moves the  
 5 needle.  
 6 And my concern is every tenant that has a  
 7 lease rolling over in next 18 months and this  
 8 becomes a -- if there is significant awareness  
 9 of this program, they may come and ask us for  
 10 this -- you know, a handout when they were  
 11 never going to consider leaving downtown to  
 12 begin with.  
 13 So my concern was we would end up just  
 14 throwing away money to tenants that would  
 15 already stay and then, worse than that, not  
 16 really move the needle to folks that are  
 17 seriously considering either reducing their  
 18 office space because of work from home or COVID  
 19 trends or move to the suburbs for reasons that  
 20 a parking concession will not change -- a small  
 21 parking concession will not change.  
 22 So that is why I voiced my concerns. We  
 23 either need to significantly increase it or  
 24 just do away with it.  
 25 THE CHAIRMAN: Mr. Barakat, I'll interrupt  
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1 you and just ask you, would you propose any  
 2 changes or state your concern in the form of an  
 3 amendment so we can address it as a group and  
 4 speak to it specifically?  
 5 BOARD MEMBER BARAKAT: My proposal would  
 6 be to remove the incentive for renewing  
 7 tenants.  
 8 And my second point before excusing myself  
 9 is a question to Mr. Kelley.  
 10 On Page 109 on the incentive amounts for  
 11 the tier system, you listed positive impact  
 12 based on the number of performance measures.  
 13 Can you define for -- is performance measures  
 14 defined in the document?  
 15 MR. KELLEY: Yes, they are. They are  
 16 found on -- so the performance measures are  
 17 effectively kind of like a higher level of the  
 18 strategic objectives and ...  
 19 BOARD MEMBER BARAKAT: Are they the  
 20 tiers-eligible strategic objectives?  
 21 MR. KELLEY: They are found on Page 127.  
 22 BOARD MEMBER BARAKAT: Okay. So in order  
 23 to qualify, you would have to get the three BID  
 24 goals. In order to get one BID goal, you'd  
 25 have to satisfy four strategic objectives, and  
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1 then you would also have to have a positive  
 2 impact on a minimum of three performance  
 3 measures; is that correct?  
 4 MR. KELLEY: Through the Chair, yes, that  
 5 is correct. And ultimately, Tier 3, then,  
 6 requires a commitment from the developer to  
 7 undertake one of the projects from the years  
 8 tables, those that have been highlighted today  
 9 as either yellow or blue, equal in an amount to  
 10 3 percent of their total development cost. But  
 11 that -- what you described is the path to get  
 12 to that point.  
 13 BOARD MEMBER BARAKAT: Okay. Thank you.  
 14 No further questions at this time,  
 15 Mr. Chairman.  
 16 THE CHAIRMAN: Mr. Barakat, is -- your  
 17 proposal with regard to the COVID lease  
 18 retention issues, is that proposed as an  
 19 amendment to the current motion?  
 20 BOARD MEMBER BARAKAT: Yes.  
 21 THE CHAIRMAN: Do I have a second?  
 22 BOARD MEMBER GIBBS: Second that.  
 23 THE CHAIRMAN: Thank you, Mr. Gibbs.  
 24 By seconding, you now get to go next.  
 25 Comments?  
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1 BOARD MEMBER GIBBS: I second it -- thank  
2 you -- because, as he says, that's not going to  
3 move the needle. The 25 percent additional  
4 incentive is not going to really move the  
5 needle for a particular downtown commercial  
6 tenant, so that's why I second.

7 THE CHAIRMAN: Mr. Gibbs, do you have any  
8 other questions or concerns regarding the  
9 overall revisions that Mr. Kelley outlined?

10 BOARD MEMBER GIBBS: Mr. Kelley, you  
11 mentioned on Page 116, LaVilla -- at the top,  
12 the item at the top. Did you say it was  
13 deleted, removed?

14 MR. KELLEY: Through the Chair to  
15 Mr. Gibbs, yes, the item -- the LaVilla  
16 Multicultural Museum shown as \$1.2 million at  
17 the top of Page 116 was intended to be removed  
18 from this table. Ms. Boyer may have more  
19 information.

20 MS. BOYER: If I can speak to that, that  
21 was a recommendation of the branding initiative  
22 and is somewhat in conflict with the  
23 recommendations of the parks initiative as well  
24 as the Emerald Trail that we already have. So  
25 it was like, I did not want to call it out.

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1 The particular project that was  
2 recommended in the branding initiative I did  
3 not want to call out as a separate project  
4 because we are supporting kind of a historical  
5 trail in LaVilla. We're supporting expansion  
6 of the arts gateway. We have multiple plans  
7 that encourage things that we want to do there,  
8 and I didn't want to add another layer on that  
9 really wasn't coordinated with the other two.

10 So that was simply being deleted because  
11 it was coming from a third-party source and was  
12 not part of our original data.

13 BOARD MEMBER GIBBS: Thank you.  
14 No further comments or questions.

15 THE CHAIRMAN: Mr. Moody.

16 BOARD MEMBER MOODY: Okay. I understand  
17 this is not a static product. This is a moving  
18 document, but I think it's a great format that  
19 has been laid out. And as we -- many people  
20 have already pointed out, a lot of work has  
21 gone into it. I think it's -- really, the  
22 staff needs to be congratulated.

23 I don't have any further questions.

24 THE CHAIRMAN: Mr. Froats.

25 BOARD MEMBER FROATS: So just to clarify,

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1 Mr. Barakat's amendment was to remove the  
2 entire clause, the COVID renewal lease grant;  
3 is that correct?

4 THE CHAIRMAN: That's correct.

5 BOARD MEMBER FROATS: I'm also in favor of  
6 that. I am a tenant downtown currently in  
7 renewal lease discussions, and I plan on  
8 staying. And so I would benefit from this  
9 staying in, and I think we should take it out.  
10 I agree with the fact that it's not going to  
11 really sway your decision as to whether you're  
12 going to stay downtown or not, so I'm in favor  
13 of removing that as well.

14 So, Mr. Kelley -- so on the targets, so I  
15 appreciate you and Ms. Boyer getting together  
16 and increasing our targets a little bit. Can  
17 you tell me a little bit about where we are  
18 today in relation to those targets and kind  
19 of -- well, you have laid out the projections,  
20 so I guess where we are today?

21 And then also, what ratio you're using  
22 because my understanding as to -- to determine  
23 the number of residents, it's basely a ratio of  
24 the number of units, correct?

25 Can you tell me how that's determined?

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1 MR. KELLEY: Yes, sir.  
2 Through the Chair to Board Member Froats,  
3 so what we did is we looked at all of the  
4 development that is in the pipeline right now  
5 that has either been approved, those that we  
6 expect completion of in the current year, and  
7 then in the following years. And what we see  
8 is a range from as low as about 250 units in a  
9 year up to over 1,000 a year, which is the year  
10 2025, which is really a pinnacle year we have  
11 to look forward to.

12 So as I looked at those projections  
13 over -- throughout 2030 from what we see in the  
14 pipeline today, and we applied a global  
15 probability of about 67-and-a-half percent of  
16 everything that's in the pipeline today of  
17 coming to completion. So that served as the  
18 base number.

19 And then to your point, how we actually  
20 further extrapolate that out to the number of  
21 residents, we applied a 95 percent occupancy  
22 rate to come up with a number of occupied  
23 units.

24 And then DVI has gone through some  
25 statistical measures to use the figure of 1.7

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1 residents on average per occupied unit. And so  
2 from that, we came up with the average of 425  
3 units a year, which then further extrapolates  
4 into the population count or the resident count  
5 that you see here.

6 BOARD MEMBER FROATS: So today we're at  
7 6,830 units?

8 MR. KELLEY: I believe we're at 6,830  
9 residents.

10 BOARD MEMBER FROATS: Residents. And  
11 4,314 units, correct? How many are in the  
12 pipeline? What does the 65 percent number add  
13 to that?

14 MR. KELLEY: I don't have that in front of  
15 me. I can get it pretty quickly so I can speak  
16 more directly to that.

17 BOARD MEMBER FROATS: Okay. I'm just  
18 trying to figure out where we are today with  
19 that, you know. With the projected numbers in  
20 there, are we at 7,000 and, therefore, we're  
21 looking for another thousand?

22 MS. BOYER: Let Mr. Kelley get his table  
23 because he created a very robust table that he  
24 and I went over that talked about specifically  
25 what project we expect will deliver next year

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1 and how many units those are, and those are  
2 very certain, and then in the following year,  
3 et cetera.

4 So he had those numbers. We're going to  
5 be under that 425 number for several years and  
6 then we should achieve it in year three, but he  
7 has all that information.

8 BOARD MEMBER FROATS: Okay. I'm just  
9 looking for a summary.

10 Thanks.

11 THE CHAIRMAN: Anything further,  
12 Mr. Froats?

13 BOARD MEMBER FROATS: That's everything.  
14 Thanks.

15 THE CHAIRMAN: Mr. Ward.

16 BOARD MEMBER WARD: I'll be a friend of  
17 expediency and say I have no further questions.

18 THE CHAIRMAN: Thank you, Mr. Ward.

19 Ms. Worsham.

20 BOARD MEMBER WORSHAM: First of all, well,  
21 massive effort on this whole BID and CRA  
22 update. I mean, it's an incredible amount of  
23 work, and I think that the way that it's  
24 formatted with the goals and objectives and the  
25 benchmarks is well done. And I think that it's

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1 going to hopefully streamline and -- our  
2 incentive process.

3 I just can't speak enough to how much hard  
4 work, I know, that has gone into this.

5 Performance measures not withstanding, I mean,  
6 I appreciate the elaborate table. You know,  
7 I'm in favor of rounding. I like round  
8 numbers. I would be opposed to a scrivener's  
9 note at the bottom, you know, you can round it  
10 up, you know, to a nice round number.

11 I did have a question, just a  
12 clarification on Exhibit C, some of our zoning  
13 updates. I was surprised on the last bullet,  
14 prohibit new service or expansion of existing  
15 service parking. We didn't have that already?  
16 That was not in the code that we had?

17 MR. PAROLA: Through the Chair, we had it  
18 in the Central Core District, but we didn't  
19 have it in the Sports & Entertainment District  
20 or the Southbank. And just so you know why we  
21 have added those two, those are both districts,  
22 as you may well know, that have unlimited  
23 height.

24 BOARD MEMBER WORSHAM: Right.

25 MR. PAROLA: So you should be able to get

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1 the density to support the structured parking.

2 BOARD MEMBER WORSHAM: Right. I was just  
3 surprised that we didn't have it. We only have  
4 that in the Central Core. I didn't remember  
5 that in the code. So I had that.

6 I'm in favor of definitely the higher  
7 values on our DIA authority. But overall,  
8 great work. I think that the way that it's  
9 structured is going to be a massive improvement  
10 for staff as well as developers, so thank you.

11 THE CHAIRMAN: Thank you, Ms. Worsham.  
12 Mr. Citrano.

13 BOARD MEMBER CITRANO: First, for the  
14 lease renewal, I'm going to go with  
15 Mr. Barakat's recommendation given that's what  
16 he does for a living and is an expert.

17 I would ask staff if -- and not that this  
18 would necessarily happen in today's  
19 environment, but if an existing tenant were to  
20 renew and expand, are they eligible for that or  
21 is it --

22 MR. KELLEY: Through the Chair to  
23 Mr. Citrano, so if a tenant is going to expand,  
24 the expansion square footage counts under the  
25 primary portion of the program. The way it's

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1 worded today with the COVID component, the  
 2 renewal at the existing square footage would  
 3 count at the reduced rate as was mentioned  
 4 earlier so long as they were in -- renewing in  
 5 the same space.  
 6 I hope that addresses your question  
 7 directly.  
 8 BOARD MEMBER CITRANO: Yeah, it does.  
 9 Thanks.  
 10 As for the document, Steve, are you sure  
 11 you didn't miss anything here?  
 12 MR. KELLEY: What kind of bet are you  
 13 offering?  
 14 BOARD MEMBER CITRANO: I don't have any  
 15 comments. My compliments to staff on the  
 16 effort.  
 17 Thank you.  
 18 MR. KELLEY: Mr. Chair, I have the  
 19 information that Mr. Froats was looking for, if  
 20 I may readdress?  
 21 THE CHAIRMAN: Yes, Mr. Kelley. Proceed.  
 22 MR. KELLEY: Through the Chair to  
 23 Mr. Froats, so the numbers that we have today,  
 24 these are the pipeline numbers, the gross  
 25 numbers, Mr. Froats. 531 units in -- this  
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1 year, 399 in 2023, 421 in -- no, I'm sorry.  
 2 The resident count --  
 3 My apologies.  
 4 So the unit count in 2022 is 329. 2023 is  
 5 247. 2024 is 261. 2025 is 875. In 2026 it  
 6 drops back down to 421. And 2027 is 343.  
 7 That's as far out as we go in terms of what's  
 8 in the pipeline right now. So for the years  
 9 '28, '29, and '30, I just did some logarithmic  
 10 forecasting, which provides 384 in 2029 -- I'm  
 11 sorry, 2028, and 424 units in both 2029 and  
 12 2030.  
 13 BOARD MEMBER FROATS: Thank you.  
 14 MS. BOYER: So, Mr. Froats, to your  
 15 high-level summary, 425 is what it came out  
 16 with, was an average over that period that we  
 17 felt, based on projects that were in the  
 18 pipeline, is what we're going to have.  
 19 BOARD MEMBER FROATS: All right. Thank  
 20 you.  
 21 THE CHAIRMAN: And I would thank staff  
 22 again. I mean, this is sort of an unbelievable  
 23 work product.  
 24 Does anyone else have further comments or  
 25 questions before we vote on the amendment  
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1 proposed by Mr. Barakat?  
 2 BOARD MEMBER WORSHAM: When do you think  
 3 you will take it to Council?  
 4 MS. BOYER: If adopted by the board today,  
 5 we have some additional cleanup to do, but we  
 6 will go to MBRC on the next cycle. MBRC was  
 7 yesterday, so that will be two weeks from now.  
 8 Assuming that we can get the legislation --  
 9 accompanying legislation drafted by then. And  
 10 we may not be able to because we have some  
 11 other big things in the pipeline right now.  
 12 So two weeks or four weeks before we go to  
 13 MBRC and then it will get filed with City  
 14 Council. So I would hope that we are in City  
 15 Council in March at some point. And it  
 16 probably will not come out until April. I  
 17 know -- I have heard from several of you that  
 18 you are anxious to get the changes adopted so  
 19 we can start operating under the new criteria.  
 20 So we recognize it.  
 21 THE CHAIRMAN: Thank you, Ms. Boyer.  
 22 I'm going to take a vote on the proposed  
 23 amendment to the resolution.  
 24 Mr. Moody.  
 25 BOARD MEMBER MOODY: I'm in favor.  
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1 THE CHAIRMAN: Mr. Gibbs.  
 2 BOARD MEMBER GIBBS: In favor.  
 3 THE CHAIRMAN: Mr. Froats.  
 4 BOARD MEMBER FROATS: In favor.  
 5 THE CHAIRMAN: Mr. Ward.  
 6 BOARD MEMBER WARD: In favor.  
 7 THE CHAIRMAN: Ms. Worsham.  
 8 BOARD MEMBER WORSHAM: This is removing  
 9 the COVID?  
 10 THE CHAIRMAN: Yes.  
 11 BOARD MEMBER WORSHAM: In favor.  
 12 THE CHAIRMAN: And Mr. Citrano.  
 13 BOARD MEMBER CITRANO: I'm in favor.  
 14 THE CHAIRMAN: Thank you.  
 15 So that's seven-zero in favor of the  
 16 proposed amendment to the resolution.  
 17 So we're now going to vote on Resolution  
 18 2022-02-08 as amended. And those amendments  
 19 include both the addition of the language  
 20 proposed by Ms. Boyer that gives staff the  
 21 ability to make scrivener's changes as they  
 22 continue to get this thing in a final form for  
 23 submission to City Council; and also the  
 24 amendment that's just passed, an offer of  
 25 Mr. Barakat, removing the COVID rental  
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1 retention incentive.

2 So this is the vote on the overall

3 existing, as amended, resolution.

4 Mr. Moody, how do you vote?

5 BOARD MEMBER MOODY: I'm in favor.

6 THE CHAIRMAN: Mr. Gibbs.

7 BOARD MEMBER GIBBS: I'm in favor.

8 THE CHAIRMAN: Mr. Froats.

9 BOARD MEMBER FROATS: In favor.

10 THE CHAIRMAN: Mr. Ward.

11 BOARD MEMBER WARD: In favor.

12 THE CHAIRMAN: Ms. Worsham.

13 BOARD MEMBER WORSHAM: In favor.

14 THE CHAIRMAN: And Mr. Citrano.

15 BOARD MEMBER CITRANO: In favor.

16 THE CHAIRMAN: I'm in favor as well.

17 So the motion as amended on Resolution

18 2022-02-08 passes seven to zero.

19 So the next item is 2022-02-09. This is

20 the DVI Duval garage lease term amendment.

21 Ms. Boyer, do you have a report?

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

23 And this also went to Strategic

24 Implementation and was recommended by them. So

25 this is really a rather simple change. You

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1 will recall we did a Notice of Disposition for

2 DVI to lease the space -- retail space in the

3 Duval Street garage and to finish out that

4 space under a disbursement agreement with the

5 City.

6 In Exhibit B in the term sheet there's

7 just a change in the consideration language

8 regarding the rent which allows DVI to count

9 the revenue that they are currently receiving

10 from other property owners in downtown and the

11 services they are providing on behalf of those

12 property owners as the consideration for the

13 benefit to downtown in renting the space.

14 THE CHAIRMAN: And this matter comes to us

15 from a recommendation and resolution from SIC,

16 so it does not require a second.

17 Any further report, Mr. Citrano?

18 BOARD MEMBER CITRANO: There was not a ton

19 of discussion on this. The committee voted

20 unanimously to approve it. There was some

21 comments about this particular space being

22 vacant for quite some time and getting it

23 occupied was going to be a good thing. And if

24 it helps Mr. Gordon continue to plan

25 outstanding events and other activation

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1 programs from downtown, we were all for it.

2 THE CHAIRMAN: I know, for the record,

3 Mr. Gordon is in the house and he has his very

4 special kicks on.

5 Hello, Mr. Gordon.

6 Ms. Worsham, any comments?

7 BOARD MEMBER WORSHAM: No.

8 THE CHAIRMAN: Mr. Ward.

9 BOARD MEMBER WARD: No comments. I'm in

10 support of this.

11 THE CHAIRMAN: Mr. Froats.

12 BOARD MEMBER FROATS: No comments.

13 THE CHAIRMAN: Mr. Gibbs.

14 BOARD MEMBER GIBBS: No comments.

15 THE CHAIRMAN: And, Mr. Moody.

16 BOARD MEMBER MOODY: No comments. I'm in

17 favor.

18 THE CHAIRMAN: Any further questions or

19 comments?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: How do you vote,

22 Mr. Citrano?

23 BOARD MEMBER CITRANO: In favor.

24 THE CHAIRMAN: Ms. Worsham.

25 BOARD MEMBER WORSHAM: In favor.

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1 THE CHAIRMAN: Mr. Ward.

2 BOARD MEMBER WARD: In favor.

3 THE CHAIRMAN: Mr. Froats.

4 BOARD MEMBER FROATS: In favor.

5 THE CHAIRMAN: Mr. Gibbs.

6 BOARD MEMBER GIBBS: I'm in favor.

7 THE CHAIRMAN: Mr. Moody.

8 BOARD MEMBER MOODY: In favor.

9 THE CHAIRMAN: So 2022-02-09 passes seven

10 to zero. Thank you very much.

11 Next issue is 2022-02-10, the Carter

12 access agreement.

13 Mr. Parola, do you have a report?

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

15 The access agreement is for Carter

16 companies or whatever their legal name is.

17 They were awarded the Notice of Disposition for

18 the Ford on Bay site.

19 As our CEO continues to negotiate with the

20 company, as a matter of course, they want to

21 get on the site. They want to do some standard

22 due diligence, geotechnical, understanding what

23 they are building upon.

24 They want to get out there. They want to

25 stake out a survey. They want to do everything

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1 that is in advance. This allows them to do  
 2 that. It's an initial term of three months.  
 3 The term can be extended for an additional  
 4 three months with the agreement of the Chief  
 5 Executive Officer.  
 6 And with all of our access agreements,  
 7 what they discover and learn, so do we. It  
 8 becomes our property just as well.  
 9 Thank you.  
 10 THE CHAIRMAN: Mr. Parola, this access  
 11 agreement is consistent with the ones we've  
 12 seen before, correct?  
 13 MR. PAROLA: Through the Chair, it will  
 14 exactly mirror it.  
 15 THE CHAIRMAN: Thank you.  
 16 Any discussion on this item?  
 17 BOARD MEMBER WORSHAM: I just have a  
 18 question. Is this one of those things we could  
 19 add to our bylaws that allows the CEO to grant  
 20 access easements to people that we've already  
 21 entered into negotiations with so that -- it  
 22 seems like almost an unnecessary step. I don't  
 23 know. I'm just asking.  
 24 MS. BOYER: Through the Chair to  
 25 Ms. Worsham, you all are taking the wind out of  
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1 my sails for when we get down to New Business  
 2 because I'm going to have a recommendation  
 3 about a pile of changes.  
 4 BOARD MEMBER WORSHAM: Thank you very  
 5 much. I have no further comment.  
 6 THE CHAIRMAN: Any motion on this  
 7 resolution?  
 8 BOARD MEMBER WORSHAM: I'll move to  
 9 approve.  
 10 BOARD MEMBER WARD: Second.  
 11 THE CHAIRMAN: Motion by Ms. Worsham,  
 12 second by Mr. Ward.  
 13 Any further discussion?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: How do you vote, Mr. Moody?  
 16 BOARD MEMBER MOODY: I'm in favor.  
 17 THE CHAIRMAN: Mr. Gibbs.  
 18 BOARD MEMBER GIBBS: I'm in favor.  
 19 THE CHAIRMAN: Mr. Froats.  
 20 BOARD MEMBER FROATS: In favor.  
 21 THE CHAIRMAN: Mr. Ward.  
 22 BOARD MEMBER WARD: In favor.  
 23 THE CHAIRMAN: Ms. Worsham.  
 24 BOARD MEMBER WORSHAM: In favor.  
 25 THE CHAIRMAN: I'm also in favor.  
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1 The measure passes six to zero.  
 2 2022-02-09 is approved.  
 3 Next order of business is 2022-02- --  
 4 excuse me, I apologize. That was 2022-02-10  
 5 just passed.  
 6 We're now on Resolution 2022-02-11, 905  
 7 Forsyth Street access agreement extension.  
 8 Mr. Parola.  
 9 MR. PAROLA: Thank you, Mr. Chairman.  
 10 This is probably the third access  
 11 agreement we've done for this particular  
 12 property with the same developer. There have  
 13 been some hiccups on this property that we  
 14 inherited that we have not been able to  
 15 resolve, but we feel we're at a point with the  
 16 potential developer to resolve these.  
 17 We're also at a point, thanks to the BID  
 18 and CRA update, with the incentives, that they  
 19 feel they can make that project pencil out  
 20 given the peculiarities with the property,  
 21 which I'm more than willing to get into now on  
 22 a one-on-one basis should anyone desire.  
 23 Again, this is a three-month with a three-month  
 24 renewal, and what they discover, so do we.  
 25 Thank you.  
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1 THE CHAIRMAN: Do I have a motion on this  
 2 measure?  
 3 BOARD MEMBER WARD: I'll move to approve.  
 4 THE CHAIRMAN: Motion by Mr. Ward.  
 5 Do I have a second?  
 6 BOARD MEMBER MOODY: Second.  
 7 THE CHAIRMAN: Mr. Moody, do you have  
 8 comments?  
 9 BOARD MEMBER MOODY: I second it.  
 10 THE CHAIRMAN: Mr. Moody seconded. Thank  
 11 you.  
 12 Any questions to Mr. Parola on this  
 13 measure?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: Mr. Moody, how do you vote?  
 16 BOARD MEMBER MOODY: I'm in favor.  
 17 THE CHAIRMAN: Mr. Gibbs.  
 18 BOARD MEMBER GIBBS: I'm in favor.  
 19 THE CHAIRMAN: Mr. Froats.  
 20 BOARD MEMBER FROATS: In favor.  
 21 THE CHAIRMAN: Mr. Ward.  
 22 BOARD MEMBER WARD: In favor.  
 23 THE CHAIRMAN: Ms. Worsham.  
 24 BOARD MEMBER WORSHAM: In favor.  
 25 THE CHAIRMAN: And Mr. Citrano.  
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1 BOARD MEMBER CITRANO: In favor.  
 2 THE CHAIRMAN: I'm also in favor.  
 3 The measure passes seven to zero. That's  
 4 2022-02-11.  
 5 One moment.  
 6 (Brief pause in the proceedings.)  
 7 THE CHAIRMAN: Mr. Diebenow, I see you're  
 8 still in the audience. Would you approach the  
 9 podium for a second?  
 10 (Mr. Diebenow approaches the podium.)  
 11 THE CHAIRMAN: We've been incredibly  
 12 efficient so far today. I might take the  
 13 opportunity to not be so efficient going  
 14 forward. Would you like to take your measure  
 15 up today?  
 16 MR. DIEBENOW: (Off microphone.)  
 17 THE CHAIRMAN: We do have that -- that's  
 18 really the last -- I mean, it's the last  
 19 significant item, but, I mean, we're -- it's a  
 20 quarter to four. I'm happy to take up your  
 21 measure at this time if you'd like us to do  
 22 that.  
 23 MR. DIEBENOW: (Off microphone.)  
 24 THE CHAIRMAN: Then we would -- then I  
 25 would call Resolution 2022-02- -- excuse me --  
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1 2022-01-07.  
 2 And, Ms. Boyer, would you speak to us  
 3 about that measure?  
 4 MS. BOYER: I would. And if you'll just  
 5 indulge me long enough to go back through my  
 6 packet and get back to that place in the agenda  
 7 packet, I'll have it in front of me.  
 8 THE CHAIRMAN: For the board's  
 9 edification, I think we have a large packet in  
 10 front of us with maps.  
 11 MS. BOYER: Thank you.  
 12 So through the Chair, first of all, this  
 13 also was discussed at SIC; however, SIC did not  
 14 make a formal recommendation. They made a  
 15 number of requests of me and additional  
 16 information was provided, but I do want to  
 17 share with you both the information that was  
 18 provided -- I'll let Mr. Citrano talk about the  
 19 tenor of the discussion and the  
 20 recommendations, and then -- what I want to  
 21 discuss first, though, is the resolution that  
 22 I've provided.  
 23 So based on the earlier conversations at  
 24 SIC, there were a number of motions made, all  
 25 of which failed. There were disagreements  
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1 between board members as to whether to simply  
 2 suggest that the overlay remain in place as it  
 3 is without amendment.  
 4 And remember that you are looking at this  
 5 from the perspective of the Downtown Investment  
 6 Authority, from the Community Redevelopment  
 7 Agency lens, not necessarily the same lens that  
 8 DDRB might have.  
 9 You will recall that the ordinance that  
 10 has been introduced would allow self-storage  
 11 uses throughout downtown. Currently, they are  
 12 only allowed in the Brooklyn and LaVilla  
 13 district. The recommendation of DDRB is to add  
 14 further amendments to that legislation which  
 15 essentially require design standards.  
 16 What I have provided to you as a revised  
 17 resolution, 2022-01-07, that you now have  
 18 before you, is, I have eliminated the language  
 19 in the header that describes whether you're  
 20 recommending approval or denial and simply says  
 21 you're forwarding to City Council this  
 22 recommendation.  
 23 And then if you go down to Section 2 -- so  
 24 what I'm trying to give you is a menu so that,  
 25 by amendment, you can include what you wish and  
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1 delete what you wish.  
 2 So Section 2 now says, "The DIA finds that  
 3 the current Downtown Zoning Overlay, without  
 4 the changes proposed, continues to remain  
 5 appropriate and serves the interests of  
 6 downtown redevelopment."  
 7 As I wrote that, my intent here was to not  
 8 be combative and not say -- in the other  
 9 version it has said "recommended denial," and I  
 10 think some people had concerns over that  
 11 presentation where this is simply a statement  
 12 that we think the overlay accomplishes its  
 13 purposes and is valid if they do nothing.  
 14 Section 3, then, is saying, if council  
 15 nevertheless finds it in the public interest to  
 16 modify the overlay to permit additional  
 17 locations, DIA recommends adoption, with  
 18 amendment, of the recommendations of DDRB as  
 19 attached on Exhibit A.  
 20 And then if you go to Exhibit A, I tried  
 21 to clarify which things were DIA  
 22 recommendations and which are additional. So  
 23 you start out with recommendation 1, which is  
 24 DDRB recommending, and DIA agreeing with DDRB,  
 25 that no change should be made to the language  
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1 in Section 1, that the original language should  
 2 remain intact and that the suggested amendment  
 3 would not be adopted. And I believe  
 4 Mr. Diebenow had agreed with that in  
 5 conversations Mr. Parola.  
 6 And then what you see following in  
 7 recommendations 2, 3, 4 and 5, the red language  
 8 highlights changes from the DDRB  
 9 recommendation, but I believe these were also  
 10 all agreed to by Mr. Diebenow at the Strategic  
 11 Implementation Committee.  
 12 And then, finally, on the reverse side,  
 13 "In addition, DIA recommends the following  
 14 additional amendment: In all downtown  
 15 districts, self-storage facilities shall only  
 16 be allowed by exception within" -- and it's an  
 17 option -- "250 or 500 feet of the outer  
 18 boundary of downtown as defined by the Downtown  
 19 Zoning Overlay."  
 20 So we've distributed to you maps, and I  
 21 will go through those maps with you now. It  
 22 was a request at Strategic Implementation that  
 23 we look at not only the current locations of  
 24 storage facilities, the zoning outside the  
 25 boundaries of downtown, but also within the

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(904) 821-0300

1 boundaries of downtown, what would a 250-foot  
 2 boundary look like and a 500-foot boundary.  
 3 To explain that boundary discussion, the  
 4 concept was presented -- staff had presented an  
 5 idea of allowing the facilities adjacent to  
 6 elevated roadways or bridge ramps. And it was  
 7 correctly pointed out that that would allow it  
 8 next to the Main Street Bridge on the  
 9 Southbank, which was not the intent at all. I  
 10 mean, obviously, we were thinking of it in the  
 11 context of adjacent to I-95, adjacent to the  
 12 expressway and the Sports & Entertainment  
 13 District, in those types of elevated areas.  
 14 So instead, the alternative was suggested  
 15 that we prepare these maps for you showing what  
 16 250 and 500 feet from the boundary would look  
 17 like. That also would allow these facilities  
 18 on State or Union Street, which might be an  
 19 appropriate location in the vicinity.  
 20 So if I can point you to the maps now  
 21 quickly -- before we go to the maps that show  
 22 the boundaries, I believe you have -- in your  
 23 packet you have the photographs of the existing  
 24 facilities within downtown, which were  
 25 requested, and so those are there. And then

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(904) 821-0300

1 you should have a map in here that shows -- I'm  
 2 going to find it; it might be the last page --  
 3 the one that shows the zoning and the location.  
 4 I'm not seeing it.  
 5 BOARD MEMBER WORSHAM: It's first in our  
 6 package.  
 7 MS. BOYER: It's front in your package?  
 8 Okay. My package only has the boundaries  
 9 with the lines. Yes, so there is a map that  
 10 was distributed at the committee that showed  
 11 the zoning of the adjacent properties and had  
 12 stars where the current facilities are located.  
 13 Mr. Chisholm, if you can maybe pull that  
 14 up on the screen since I don't seem to see it  
 15 in the distribution packet.  
 16 The stars appear here, but you don't have  
 17 the zoning that you had in the map that we used  
 18 at committee.  
 19 While we're waiting for him to find that,  
 20 let's talk about the various buffers that were  
 21 shown, illustrated. Pretty self-explanatory.  
 22 The parcel lines of existing parcels are shown,  
 23 and the concept being that there were multiple  
 24 parcels of sufficient size already without  
 25 aggregation that could be accommodated along

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1 the boundary if one stayed in that 500-foot  
 2 perimeter or 250-foot perimeter, as you might  
 3 choose.  
 4 And it does accomplish our goal of  
 5 staying, in most cases, next to the expressway,  
 6 next to the bridge structures that already  
 7 exist, but also would allow it on State and  
 8 Union Streets.  
 9 And do we have the other map?  
 10 MR. CHISHOLM: It's a very large document.  
 11 It's taking a minute to load. Sorry.  
 12 THE CHAIRMAN: While we're waiting on it,  
 13 I'll ask, Mr. Diebenow, would you like to  
 14 comment on Ms. Boyer's presentation and your  
 15 discussions with staff about the proposed  
 16 resolution?  
 17 MR. DIEBENOW: Yeah.  
 18 So, again, my name is Steve Diebenow,  
 19 One Independent Drive, Suite 1200, and I'm here  
 20 on behalf of a potential applicant that's --  
 21 the name of the company is called the Simpson  
 22 Organization. The Simpson Organization has  
 23 developed self-storage facilities for more than  
 24 40 years. They're an exclusive developer at  
 25 this time for CubeSmart. So I just wanted to

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(904) 821-0300

1 make sure I got that on the record.  
2 And, yes, the -- the very short background  
3 is that at both DDRB and at this board, there  
4 was concern regarding not only the architecture  
5 and the design, but also the enforceability of  
6 those regulations, and then the other issue was  
7 location.

8 And so we've had several conversations  
9 that -- Ms. Boyer summarized those  
10 conversations absolutely perfectly. The upshot  
11 of the architectural conversation is that all  
12 of the requirements for the private realm and  
13 the public realm would have to be complied with  
14 and they would have to be complied with -- in  
15 terms of the private realm, I think I would say  
16 the -- the architecture, the look and the feel  
17 of the buildings, on all four sides of the  
18 building, regardless of whether you see it from  
19 the street or not. And that, obviously,  
20 increases the cost but also makes the building  
21 appear to be more like what it's supposed to  
22 be, either an office building or a -- or an  
23 apartment building or a mixed-use building.

24 And so we reached agreement in those  
25 conversations. That was really driven by

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(904) 821-0300

1 Mr. Froats' comments at this board and several  
2 DDRB members as well.

3 And then as far as location -- right,  
4 Ms. Boyer has summarized, I think, the  
5 conversation, that there was concern about  
6 putting the facilities on the periphery of  
7 downtown and the -- narrowing it down to  
8 250 feet or 500 feet I think is the exact right  
9 place to start the conversation.

10 I have a few maps to illustrate, you know,  
11 the market, but where we are right now I think  
12 is the exact right posture to continue the  
13 conversation.

14 MS. BOYER: Mr. Gillam, I will turn your  
15 attention to the screens in front of you. This  
16 is the zoning map that was distributed at the  
17 committee and was requested by the board last  
18 month.

19 So this shows you the zoning, outside of  
20 downtown, where the facilities would be allowed  
21 under current zoning. So as you can see in the  
22 area adjacent to LaVilla, adjacent to Sports  
23 and Entertainment and adjacent on the Southbank  
24 there are additional locations outside of  
25 downtown where additional facilities could be

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1 located, as well as our current structure that  
2 allows them in Brooklyn and in LaVilla.

3 And it's hard to see on this map. There  
4 are five facilities in downtown, and those are  
5 the ones that you were provided pictures of  
6 that -- that are already existing.

7 I would say something for Mr. Diebenow's  
8 perspective -- and I heard it from several  
9 board members as well -- a couple of things  
10 probably are not in dispute. Number one, that  
11 residents of multifamily units and condominiums  
12 need these facilities. They are in demand.  
13 There is no question that these facilities are  
14 in demand.

15 And the second thing I would say is,  
16 they're also -- you should be aware -- I mean,  
17 they are a financially feasible proposition.  
18 So it is not surprising that someone would want  
19 to aggregate parcels of land within downtown to  
20 build a facility like this because they make  
21 money right now.

22 And one of the challenges that was also  
23 raised, though, is, from our standpoint -- I  
24 think it was well said -- that it is -- they  
25 are much like a structured parking garage in

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(904) 821-0300

1 that they provide a service to the people who  
2 are using the active facilities. So whether  
3 it's -- they're providing a service to the  
4 residents in this case as opposed to office  
5 tenants -- although there may be some office  
6 tenants that are also using these facilities,  
7 but they are not an active use in and of  
8 themselves. They don't have people coming to  
9 them every day that are occupying space in  
10 them, that add further activation to the area.

11 And that was the reason initially that  
12 they were left out as a permitted use in  
13 downtown by exception. And the idea being that  
14 there were plenty of areas within proximity  
15 where they could be provided without needing to  
16 take up valuable land in the urban center to do  
17 that.

18 So that was really -- that's really where  
19 the debate stands from a policy perspective,  
20 and I think it's up to the board at this point  
21 whether you are comfortable with the resolution  
22 as it's written. And then the question  
23 becomes, do you want to recommend those  
24 changes -- design standard changes that DDRB  
25 recommended; and do you want to further, then,

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1 limit it to a restricted area; or is your board  
2 recommendation, stop at Section 1, where you  
3 think we just stop with saying, we think it  
4 should stay as it. But I think that's the  
5 debate.

6 THE CHAIRMAN: Okay. That's a mouthful.  
7 I'm going to try to restate what staff has  
8 asked us to consider because it is exceedingly  
9 complex for what I consider a meeting. This is  
10 something I wish SIC was able to wade through  
11 and bring us a recommendation on because now  
12 we're doing committee work.

13 But I'm going to break it down in pieces  
14 for the board. First -- I'm going to go in  
15 reverse order. First, if we were to  
16 recommend -- well, if we were to offer any  
17 comments on this proposed City Council  
18 legislation, would the board want to comment on  
19 the location? And I'm referring to our maps  
20 and our proposed zoning around the outside  
21 edges of downtown, any limiting area where  
22 these type developments could be conducted.

23 That's what I'd like us to address first,  
24 and I'm going to open it up for discussion.  
25 I'll start with Mr. Moody.

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1 BOARD MEMBER MOODY: Mr. Gillam, let me  
2 restate that question. Let me make sure I  
3 understand your question.

4 THE CHAIRMAN: Sure.

5 BOARD MEMBER MOODY: (Off microphone.)

6 THE CHAIRMAN: Go ahead, Mr. Moody.

7 BOARD MEMBER MOODY: I said, would you  
8 please restate your question? I want to make  
9 sure I understand it.

10 THE CHAIRMAN: Sure. I'm just going to --  
11 I'm trying to break down in little bites what  
12 Ms. Boyer told us our options are here. And I  
13 may be going in the wrong order, but I'm  
14 just -- mentally, I'm working it from reverse  
15 to what the presentation was. And one of the  
16 things we've been asked to consider, if we're  
17 going to make -- take any position at all, is  
18 whether we would want to recommend restriction  
19 of this type of development to the outer  
20 boundaries of downtown, and we were told -- and  
21 we've got maps here showing the 250-foot strip  
22 around downtown and a 500-foot strip around  
23 downtown. That would be the green being the  
24 250, and the green plus the blue would be 500  
25 around -- would we want to have that granular

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1 level of comment, if we decide to make any  
2 comment. That's my question to the board right  
3 now.

4 BOARD MEMBER MOODY: All right. So I'm a  
5 longtime real estate guy, longtime appraiser,  
6 and we deal with a lot of highest and best use.  
7 I personally would like to leave the overlay  
8 alone because I think when we start trying to  
9 direct what will go into a certain area, I  
10 think we're messing with the marketplace  
11 reacting to highest and best use.

12 The marketplace will always go where  
13 there's a demand, where it's feasible, where  
14 it's physically possible, where zoning and land  
15 use will allow it, and I say we simplify that.

16 So that would be my thoughts as far as  
17 changing anything that's already there. I say  
18 leave the overlay alone.

19 THE CHAIRMAN: So to be clear, as I  
20 understand it, the current overlay says  
21 there -- these activities are not allowed  
22 downtown. And so the developer -- we've had  
23 developers here seeking the ability to build  
24 these type of facilities downtown.

25 And so you're saying -- even though that  
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1 might be a highest and best use, you're saying  
2 no to the -- you do not want to change the  
3 overlay to allow a developer to do this type of  
4 development, correct?

5 BOARD MEMBER MOODY: No. Actually, I --  
6 no, I think we should let the developer work  
7 through the process. And if, in fact, it's  
8 something that is feasible and something that  
9 will work and something that is accepted by the  
10 market, I say let it happen.

11 THE CHAIRMAN: The current overlay would  
12 not allow this to happen. The developer  
13 community is seeking a change to the overlay to  
14 allow this development to happen.

15 BOARD MEMBER MOODY: Okay. I would be in  
16 favor of that.

17 THE CHAIRMAN: Okay. So now back to the  
18 question. The question is, if we were to  
19 support or make any recommendations to City  
20 Council by changing the overlay to allow this  
21 type of development downtown, my first question  
22 to the board is, if we were going to have any  
23 comment, would we want to talk about where that  
24 type of activity could occur downtown, meaning  
25 restricting it to a band around the edge of

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1 downtown or not.

2 BOARD MEMBER CITRANO: Mr. Chairman.

3 THE CHAIRMAN: Yes, sir.

4 BOARD MEMBER CITRANO: Can I just give a

5 little bit more context to the discussion?

6 THE CHAIRMAN: That would be fantastic

7 since you're Chair of SIC.

8 BOARD MEMBER CITRANO: So, Mr. Moody, we

9 actually tried to -- well, let me back up.

10 This is going to be voted on at City

11 Council. Whatever we decide here today -- we

12 can say don't change it, change it, change it

13 with these conditions, it's going to City

14 Council. They are looking for a recommendation

15 from our board as to, you know, what do we want

16 to happen in the CRA relative to this product

17 type.

18 So we tried to focus on highest and best

19 use. And really where this originated, I

20 believe -- Mr. Diebenow, you can correct me if

21 I'm wrong -- there is a particular site in the

22 Southbank where his client seeks to develop a

23 self-storage facility because it -- they

24 believe it is the highest and best use, among

25 other reasons, because of the configuration of

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1 the site and limiting factors to other uses.

2 So really where we tried to focus our

3 discussion -- and it -- do we think there is

4 demand for the product in downtown. We talked

5 about the increase in residential units. This

6 does serve residents mostly, some businesses, I

7 would suppose, but it does serve residences.

8 We're trying to attract more residents into the

9 Urban Core and they're going to need this.

10 So where we stopped, because we -- we

11 didn't really have an opportunity before the

12 meeting to digest all this. We just stopped

13 because we just didn't feel like we had enough

14 information or had enough time to digest the

15 options that were put forth in front of us, and

16 that's -- that's kind of how we got here today.

17 So just some context there.

18 THE CHAIRMAN: That's really helpful.

19 Let me ask Ms. Boyer. What is the

20 schedule for this legislation before City

21 Council?

22 MS. BOYER: The legislation was due to

23 come up in the LUZ Committee a week ago and was

24 deferred awaiting your action. So if we don't

25 act on it today, Mr. Diebenow has already

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1 agreed he would ask that it be deferred at

2 council again, but they are awaiting your

3 response.

4 I think it's -- Mr. Citrano's comment is

5 very important to acknowledge that -- number

6 one is, you don't have a choice not to make a

7 recommendation; you have to make some

8 recommendation. And the way I attempted to

9 draft the resolution is a recommendation that

10 contemplates -- you're telling them what you

11 want, but you're also providing a fallback

12 position, that if they don't agree with what

13 you want, then please do this.

14 So I would recommend that you not -- you

15 can be stronger in your objection if you want

16 to be stronger in your objection, but if you

17 are, you risk the fact that you'll just be

18 ignored and something will happen that is not

19 what you want. So that's why I was really

20 encouraging it to be kind of a multi-tiered

21 approach; that is, we're fine with it as is,

22 but if you're going to adopt it anyway, then we

23 suggest these changes, which are all design

24 standards that respond to comments at DDRB and

25 that Mr. Froats had made. So those are all

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1 incorporated.

2 And then the third tier, the last tier to

3 your point was, there were members who were

4 saying they would not vote for that with those

5 design standards in it at all unless we further

6 restricted the location because the likelihood

7 of proliferation based on market demand would

8 be adverse to our overall goals for development

9 in downtown. Someone would buy up a site for

10 self-storage that would be an ideal residential

11 site in the future.

12 THE CHAIRMAN: So that's really helpful,

13 both Ms. Boyer and Mr. Citrano's comments.

14 Does that help, Mr. Moody?

15 BOARD MEMBER MOODY: Yes.

16 THE CHAIRMAN: And so I kind of started in

17 reverse because it -- it really was my

18 perspective that -- there is an expectation

19 from City Council that we would provide our

20 comment, and I think our comment -- and I would

21 urge the board to consider our comment being

22 broader than we would prefer not to have the

23 overlay changed downtown to allow this type of

24 development because that -- that's not going to

25 be -- I think we just need to say more, and so

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101

1 that was why I was starting in reverse. And  
 2 maybe I should have done a better job  
 3 explaining why I did that.  
 4 And, you know, starting in reverse, my  
 5 thought process was, if we were going to  
 6 suggest -- if it's going to be allowed, we'd  
 7 like it to be restricted in location downtown.  
 8 I'm asking that question to the board now,  
 9 because that -- that has been discussed at SIC,  
 10 although they were not able to complete their  
 11 meeting and I'm trying to, again, conduct a  
 12 committee meeting in the middle of a board  
 13 meeting, and doing it poorly I might add.  
 14 Mr. Moody, do you have any comment about,  
 15 if we were -- if the City Council approves  
 16 changing the overlay to allow the development  
 17 of self-storage in the downtown area, whether  
 18 we would ask them to restrict the location  
 19 within downtown where such development could  
 20 occur?  
 21 MR. DIEBENOW: Mr. Chairman, may I add one  
 22 more thing about the schedule?  
 23 THE CHAIRMAN: Sure.  
 24 MR. DIEBENOW: We actually -- in addition  
 25 to going to DDRB and this board, we also have  
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102

1 to go to Planning Commission. So the schedule  
 2 from here -- and the Planning Commission date  
 3 and the LUZ date will only follow this board  
 4 meeting. So if this board meeting happens  
 5 today, I think we're scheduled to go to  
 6 March 3rd at Planning Commission, but that only  
 7 happens if the staff -- the Planning Department  
 8 staff does their report in time. And then we  
 9 only go to LUZ if we get through Planning  
 10 Commission.  
 11 If this board defers us until April, then  
 12 we'd go to Planning Commission in late April or  
 13 early May and then LUZ in late May and then,  
 14 finally, City Council after that. So just --  
 15 just so you know, all the dates cascade, but  
 16 this is the next step and we can't go any  
 17 further until this meeting.  
 18 THE CHAIRMAN: Yeah. And that was kind of  
 19 brought to my attention, Mr. Diebenow, which is  
 20 why I'm trying to cram this committee meeting  
 21 into a board meeting. I recognize the  
 22 developer has been waiting for a while for a  
 23 response from us and I'm just trying to be more  
 24 responsive.  
 25 MR. DIEBENOW: Thank you.  
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103

1 THE CHAIRMAN: Mr. Moody.  
 2 BOARD MEMBER MOODY: All right. Give me  
 3 the question again.  
 4 THE CHAIRMAN: So City Council is taking a  
 5 proposed change to the zoning overlay to allow  
 6 the development of self-storage in the downtown  
 7 area, within our jurisdiction. Currently, the  
 8 zoning would not allow that type of  
 9 development -- further development in that --  
 10 of that type.  
 11 And my ask to the board right now is,  
 12 first, if the City Council is going to take  
 13 that up and consider that, would we ask that  
 14 they consider restricting within downtown where  
 15 such development could occur? For instance,  
 16 around the edge of downtown in a 250-foot  
 17 stretch or a 500-foot stretch around the  
 18 borders of downtown.  
 19 BOARD MEMBER MOODY: Yeah, I would rather  
 20 not restrict it to a certain location.  
 21 THE CHAIRMAN: Thank you.  
 22 Mr. Gibbs.  
 23 BOARD MEMBER GIBBS: May I ask what these  
 24 documents are?  
 25 (No response.)  
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104

1 BOARD MEMBER GIBBS: May I ask what these  
 2 documents are, please?  
 3 MR. DIEBENOW: Oh, sure. Those -- I  
 4 actually passed those out. They're materials  
 5 that I prepared to address various questions  
 6 that I thought might come up. And so I wasn't  
 7 sure what we were going to talk about, so I  
 8 just gave you everything so that I can refer to  
 9 them at the appropriate point in the  
 10 conversation.  
 11 It also might be worth pointing out that  
 12 the overlay does permit self-storage in three  
 13 districts already without the distance  
 14 requirement or the proximity requirement to the  
 15 edge of downtown; Brooklyn, LaVilla, and I  
 16 can't remember the third one -- and the church  
 17 district. Again, just to give you the full  
 18 context of the conversation.  
 19 So three districts currently allow it.  
 20 The balance of them do not. And in the three  
 21 that permit it, and in the legislation that's  
 22 pending before City Council, it's only  
 23 permitted if it meets criteria for a zoning  
 24 exception. So even if this board approved the  
 25 change in legislation and the City Council  
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1 ultimately approved the legislation, this  
2 developer still has to come back and meet the  
3 burdens of the zoning exception requirements,  
4 of which there are, I think, nine requirements.

5 And that's one of the documents that's  
6 handed out in the materials that I gave you,  
7 Mr. Gibbs, just to come all the way back to the  
8 beginning.

9 THE CHAIRMAN: Thank you, Mr. Diebenow.

10 BOARD MEMBER GIBBS: Are these sort of  
11 designs that might meet those nine  
12 requirements?

13 MR. DIEBENOW: So I'll just quickly point  
14 out to you and illustrate the -- what we agreed  
15 with staff on.

16 The first document that you have, it says  
17 "Shamrock" in the upper right-hand corner.  
18 That's an elevation of a proposed self-storage  
19 center that -- if you see the blank face under  
20 the words "CubeSmart," right in the middle of  
21 the picture, and then you go all the way to the  
22 far right of the building, there's kind of a  
23 blank face with no windows, that is the look  
24 that the staff and the DDRB and I think  
25 Mr. Froats were objecting to, was that -- that

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1 part of the building clearly isn't office or  
2 residential or whatever it might be.

3 And if you flip to the other pages in that  
4 Shamrock presentation, there are other examples  
5 of that, that look.

6 If you look at the next set of documents,  
7 which is -- there's one that looks like an  
8 office building. It's a color rendering. And  
9 I'm holding it up here in case you haven't  
10 found it. And then there's another one that's  
11 red and white. That's a -- red and white with  
12 what looks like a porch on top of it.

13 The one that's the rendering, the pink  
14 office building, that's actually in Naples.  
15 It's under construction, but it's -- it's  
16 designed and built to look like an office on  
17 all sides. All those windows and articulation  
18 make it look like an office building, but it  
19 happens to be a self-storage facility.

20 The red and white one, which, again,  
21 more -- I don't know if it matches our overlay  
22 as we've made these edits, but it probably more  
23 closely does. It has windows and awnings and  
24 articulation throughout the entire building.  
25 That is a mixed-use building that's actually

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1 been constructed. That's a photograph, not a  
2 drawing. That's a photograph of a facility  
3 that the same developer did in Winter Park.

4 And so I think that more closely resembles  
5 the look and feel of what we were going for,  
6 so -- someone had asked, can you show me an  
7 example of mixed use with self-storage, and I  
8 would say the red and white one is -- is a good  
9 one. The ground floor is all retail and then  
10 the top three stories above it are  
11 self-storage.

12 BOARD MEMBER GIBBS: And you say the  
13 ground floor is all retail?

14 MR. DIEBENOW: Correct.

15 And in -- and, again, going back to the  
16 criteria that I included in the package as the  
17 very last page, in our code, in order to get  
18 self-storage approved, you have to activate the  
19 ground floor. And at DDRB we had a debate  
20 about what that meant. And so in the case of  
21 DDRB, they kind of relied on the ITE trip  
22 generation potential for different ways to meet  
23 the activation of the building.

24 And so there are proposals about whether  
25 it's retail or whether it's office or whether

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1 it's multifamily is the mix of uses in the  
2 building. And they distilled that down into a  
3 way -- I would say a pretty easy to articulate  
4 and enforce regulation that says it adds a  
5 criteria, basically, to these nine that already  
6 exist that say, you can only do self-storage if  
7 you, in our opinion -- in DDRB's opinion  
8 rather, properly activate the building.

9 BOARD MEMBER GIBBS: The red and white  
10 building, the photograph is something that I  
11 think could be built in downtown Jacksonville,  
12 so I would say that we recommend to City  
13 Council the changes in the overlay and just  
14 restrict it to within 500 feet of the outer  
15 boundary of the overlay, that being, I think,  
16 the blue line.

17 THE CHAIRMAN: Mr. Gibbs, did you make  
18 that as a motion?

19 BOARD MEMBER GIBBS: Yes.

20 THE CHAIRMAN: Do I have a second?

21 BOARD MEMBER WARD: I'll second.

22 THE CHAIRMAN: Thank you, Mr. Ward.  
23 Mr. Gibbs, do you have any further  
24 comments?

25 BOARD MEMBER GIBBS: This is a -- you said

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1 this is built in Naples?  
 2 MR. DIEBENOW: That one is actually built  
 3 in Winter Park.  
 4 BOARD MEMBER GIBBS: Thank you.  
 5 THE CHAIRMAN: Mr. Froats, I think you  
 6 were at SIC. Have you got any comments?  
 7 BOARD MEMBER FROATS: No, I was not at the  
 8 SIC committee, but I do have some comments.  
 9 If this white picture here was apartment  
 10 buildings with retail on the first floor, it  
 11 would be a significant enhancement to the  
 12 current location that's there now, or the  
 13 current property that is there right now.  
 14 I'm in favor of allowing this sort of  
 15 development in this district. I mean, we have  
 16 it in other districts. But I like the  
 17 exception.  
 18 And I don't know if one of these options,  
 19 Ms. Boyer, provides us with the exception  
 20 that -- they would have to pass these sort of  
 21 standards. You can tell me if one of those  
 22 recommendations does, but I'll just say that  
 23 the last thing we want is for too many of these  
 24 self-storage units to be built downtown. We  
 25 don't want that. We had other examples where  
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1 through 5 on Exhibit A, that's about as close  
 2 as we can get to requiring something that looks  
 3 similar to the renderings and drawings you have  
 4 been shown, but that does not limit the number  
 5 of the facilities or prevent a proliferation of  
 6 them in any one particular area or anything  
 7 like that.  
 8 We could make a recommendation that there  
 9 not be more than one additional in any district  
 10 or something, but I think that is the reason at  
 11 SIC that several of the members started talking  
 12 about the 500-foot limitation or the 250, that  
 13 if you limited it to that band, you've  
 14 essentially limited the number of facilities.  
 15 And that was a way to get to that without  
 16 having five of them in a particular area.  
 17 BOARD MEMBER FROATS: Do we have any of  
 18 these limits in any of the other districts  
 19 right now?  
 20 MS. BOYER: In Brooklyn and LaVilla right  
 21 now you do not have a limit on the number of  
 22 facilities nor the location of the facilities.  
 23 BOARD MEMBER FROATS: So we have some  
 24 exposure there because I think this -- I think  
 25 these types of properties are going to be in  
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1 we had the food and beverage incentives,  
 2 et cetera, and I remember talking about, we  
 3 don't want ten ice cream shops within two  
 4 blocks. Similar type of thing. We don't want  
 5 that.  
 6 Could we use one of these in this area?  
 7 I'm sure we could. I think the design of  
 8 something like this -- and we're not -- again,  
 9 the problem is, we don't have the actual design  
 10 in front of us. So it's one of those, hey,  
 11 here's what it could look like, and then we end  
 12 up with something different.  
 13 So to the extent we could protect  
 14 ourselves from that and maybe have something  
 15 where you have to sign off on the design,  
 16 similar to some of the projects that we're  
 17 working on right now -- so I'd be in favor of  
 18 allowing it with this sort of architecture and  
 19 design to it.  
 20 Can you tell me, Ms. Boyer, if one of  
 21 these options provides that flexibility?  
 22 MS. BOYER: Through the Chair to  
 23 Mr. Froats, we are quite comfortable that if  
 24 you were to adopt the resolution all the way  
 25 through, everything on recommendations 1  
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1 hot demand with the increase in the number  
 2 of (microphone malfunction), so I would  
 3 actually be in favor of amending this to say  
 4 that we would support changing the zoning  
 5 overlay with these sorts of restrictions.  
 6 MS. BOYER: So if you wanted to do that  
 7 and wanted to make that as a recommendation,  
 8 you would similarly delete Section 1 and leave  
 9 in Section 2 with the recommendations.  
 10 But the only thing I will caution is that  
 11 that motion has failed on several occasions, so  
 12 that's why I was trying to provide you a  
 13 resolution that was a compromise that did not  
 14 take a stringent position in opposition but  
 15 perhaps could get the votes of those who didn't  
 16 really want to see a change, but also then  
 17 provided the design standards that you wanted.  
 18 BOARD MEMBER FROATS: Okay. Yeah, and I  
 19 wasn't part of that committee and it sounds  
 20 like we should have had a special committee  
 21 meeting this morning in addition to the Retail  
 22 Enhancement Committee meeting, so --  
 23 THE CHAIRMAN: Correct.  
 24 BOARD MEMBER FROATS: Thank you.  
 25 THE CHAIRMAN: Let me make sure -- just  
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1 because the questions are being stated. As I  
2 understand the motion and -- and the second has  
3 been made, is to accept the resolution,  
4 2022-02-08, with -- excuse me, 2022-01-07, with  
5 all the red lining offered by staff, plus  
6 adding a 500-foot kind of area of construction  
7 or development around the edge of the subject  
8 subdivisions, correct?

9 MS. BOYER: That is correct. So all of  
10 that is in the resolution right now. And if  
11 you turn to the back page, the only thing you  
12 would be doing is striking 250 and leaving in  
13 500.

14 THE CHAIRMAN: Thank you. I'm just making  
15 sure -- Mr. Gibbs, is that your motion?

16 BOARD MEMBER GIBBS: That is the motion,  
17 except I circled 500.

18 THE CHAIRMAN: All right.

19 BOARD MEMBER FROATS: Question. Does the  
20 current property fall within 250 feet or  
21 500 feet?

22 MR. DIEBENOW: So I -- I struggled with  
23 this, about whether or not to talk about the  
24 specific property, but I -- but clearly that's  
25 at issue. And I'll -- the southern boundary of  
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1 the property is about 325 feet away from the  
2 highway. The northern boundary of the property  
3 is 625 feet away from the property. And so we  
4 would have a discussion at some point with the  
5 General Counsel and -- and, you know, probably  
6 either this board -- or we can have it right  
7 now or with -- at City Council, about, you  
8 know, what does within 500 feet mean.

9 If I could just hold that thought for a  
10 second.

11 Another way that we could limit it that  
12 was previously proposed is that this use only  
13 be allowed on highly traveled roads. So there  
14 are roads classified throughout downtown as  
15 collectors or arterials or local roads. And  
16 previously -- a previous version of this  
17 legislation said you could only have the use on  
18 a collector -- I think it was a collector or  
19 higher. That might be another way to limit the  
20 proliferation of them.

21 But I will say that, if you look at the  
22 maps I handed out that are the color maps with  
23 the 1-, 3- and 5-mile radiuses, you will --  
24 you'll see that they -- they do limit  
25 themselves. You're not going to have one of

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1 these on every other corner. There is a space  
2 and a distance that the market demands.

3 I understand that's not a good answer to  
4 address this question because you want  
5 certainty, but they don't go, like, five all  
6 within a five-block radius. And you can see, I  
7 think, from those maps, too, that this is kind  
8 of the hole in the middle of the service  
9 doughnut.

10 The only other place that there's a hole  
11 in the doughnut is the northeast part of  
12 downtown. The north side and the west side are  
13 already covered up with this use.

14 So that's way more information probably  
15 than you were expecting, but 325 to 625 is the  
16 boundaries of this site. And then it also  
17 happens to be on a really busy road. There are  
18 other parcels on the other -- on this really  
19 busy road. That might be another way to limit  
20 it.

21 THE CHAIRMAN: So I -- and I appreciate  
22 the comments, Mr. Diebenow. I will tell you, I  
23 do not want this -- to be here till 6 o'clock  
24 at night talking about this. I want to remind  
25 everybody that we're not passing legislation

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1 here; we're only commenting on proposed  
2 legislation and giving ideas to City Council;  
3 if they decide to change the overlay, what  
4 things -- what things we see of concern.

5 And I've got a feeling that what we say --  
6 we hope it will be taken into consideration,  
7 but it's not going to be final. It's going to  
8 be this kind of discussion probably at a much  
9 deeper level at various City Council committees  
10 and ultimately on the City Council floor. So I  
11 don't want to get lost in the granular  
12 discussion of what City Council is going to do,  
13 only whether or not we would support some kind  
14 of change to allow this type of development.

15 And, I'm sorry, Mr. Diebenow, we've just  
16 got to move on.

17 MR. DIEBENOW: No, I appreciate it. I  
18 didn't mean to confuse the issue. I -- again,  
19 Mr. Gibbs' motion for us, just to be frank, is  
20 kind of a glass half full or a glass half  
21 empty, depending on how you look at it. If  
22 that's the will of this board, that's fine.  
23 But I just wanted to throw out more context in  
24 case you wanted to have the conversation on  
25 other issues.

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1 THE CHAIRMAN: Any further comment,  
 2 Mr. Froats?  
 3 BOARD MEMBER FROATS: No.  
 4 THE CHAIRMAN: Mr. Ward.  
 5 BOARD MEMBER WARD: Yeah, I'll be brief.  
 6 So I'm not jazzed about these facilities,  
 7 in general, here. That being said, I do think  
 8 the resolution is a good middle-of-the-road for  
 9 us because we are plainly stating that we think  
 10 it's fine as is.  
 11 That said, if the will of the various  
 12 people, whether it's LUZ or City Council, does  
 13 decide to go for it here, there is that radius  
 14 that -- and I agree with Mr. Gibbs. You know,  
 15 like, the market does demand it. I get it.  
 16 There is a need for it and it's what some would  
 17 consider to be a highest and best use. At one  
 18 point, I'll remind everybody, that Maxwell  
 19 House downtown was also the highest and best  
 20 use, so these things change over time.  
 21 That being said, I am in support of  
 22 Mr. Gibbs' motion and I think it's a good call.  
 23 THE CHAIRMAN: Thank you, Mr. Ward.  
 24 Ms. Worsham.  
 25 BOARD MEMBER WORSHAM: Well, I'll be --  
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1 I'm not in favor of changing the overlay. I  
 2 think that -- we just went through a process,  
 3 lengthy, on developing goals and objectives,  
 4 all about activating downtown, and I -- my  
 5 opinion would be we should leave the overlay as  
 6 is and do not make any modifications to it.  
 7 THE CHAIRMAN: Mr. Citrano, you were at  
 8 SIC and chair, do you have any further  
 9 comments?  
 10 BOARD MEMBER CITRANO: I do believe that  
 11 there is a place where -- or differently said,  
 12 demand for the product in downtown. I also  
 13 believe that there are sites that I would not  
 14 want this product type and -- and where we need  
 15 activation, but -- but a really high density  
 16 product, which this is not high density. It's  
 17 light traffic. It's -- you know, with the  
 18 exception of the retail on the first floor,  
 19 which it's not going to be a draw, but it is a  
 20 product type that is in demand and, you know,  
 21 we should consider.  
 22 I am inclined to support the motion as  
 23 Mr. Gibbs presented it.  
 24 THE CHAIRMAN: Thank you, Mr. Citrano.  
 25 Any other comment on the motion before we  
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1 vote?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Mr. Citrano, how would you  
 4 vote on --  
 5 Let's be clear. This is 2022-01-07. And  
 6 the board -- the motion that's been seconded is  
 7 to adopt all of the red-line changes proposed  
 8 by the staff, and specifically including the  
 9 option of the 500-foot area along the  
 10 boundaries of the various districts would be  
 11 the location this development would be able to  
 12 take place if the City Council were to change  
 13 the overlay.  
 14 How do you vote on the motion,  
 15 Mr. Citrano?  
 16 BOARD MEMBER CITRANO: I hate to do this,  
 17 but can I ask one more question of staff?  
 18 THE CHAIRMAN: (Nods head.)  
 19 BOARD MEMBER CITRANO: Thank you.  
 20 If we approve this, does the -- the fact  
 21 that we've drawn a perimeter or an area where  
 22 this could be done, do you agree that that  
 23 would limit the number of potential development  
 24 sites?  
 25 MS. BOYER: If council were to adopt it,  
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1 yes, because then they're only within that  
 2 boundary. To Mr. Diebenow's point, they're  
 3 going to be very close to one another if two  
 4 competing businesses chose to locate there,  
 5 which they might. But nevertheless, there's  
 6 only so many developable sites you can acquire  
 7 within that boundary.  
 8 BOARD MEMBER CITRANO: And so if you  
 9 believe that the product is needed and  
 10 necessary, in demand, however you want to say  
 11 it, but we don't want it littered all over  
 12 downtown, that the -- the proposal as amended  
 13 kind of accomplishes that?  
 14 MS. BOYER: I would agree with that.  
 15 I mean, I think our staff point was, based  
 16 on the zoning around downtown, we could also  
 17 accomplish that goal outside of the downtown  
 18 boundaries, but certainly by creating that  
 19 limitation right inside the boundary you create  
 20 more room to provide more facilities that would  
 21 serve the downtown businesses' residents.  
 22 THE CHAIRMAN: I want to add to that. I  
 23 want to be clear. The proposed resolution  
 24 recommending to City Council, anything starts  
 25 with, we don't see a need for a change to the  
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1 overlay. However, if City Council does, these  
 2 are our recommendations. That's what -- how  
 3 this resolution and -- and the current motion  
 4 before the board sits.  
 5 BOARD MEMBER CITRANO: And just to add on  
 6 to that, part of the logic is, we don't want an  
 7 abundance of this, on a selective basis, where  
 8 there is a need, and it is the highest and best  
 9 use, okay.  
 10 THE CHAIRMAN: Okay.  
 11 BOARD MEMBER FROATS: I have a question.  
 12 THE CHAIRMAN: Go ahead, Mr. Froats.  
 13 BOARD MEMBER FROATS: Ms. Boyer, is  
 14 this -- these recommendations --  
 15 THE CHAIRMAN: This is the last question.  
 16 BOARD MEMBER FROATS: This is just for the  
 17 Southbank? Is that -- or is this for all  
 18 districts in downtown?  
 19 MS. BOYER: This is for all of downtown.  
 20 The legislation that was filed does not  
 21 relate exclusively to the Southbank. It was  
 22 filed for every district within downtown.  
 23 BOARD MEMBER FROATS: Okay. Great.  
 24 Thank you.  
 25 THE CHAIRMAN: Are we clear on the motion?

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1 Any questions about the motion?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Mr. Citrano, how do you  
 4 vote?  
 5 BOARD MEMBER CITRANO: I'm in favor.  
 6 THE CHAIRMAN: Ms. Worsham.  
 7 BOARD MEMBER WORSHAM: I'm against.  
 8 I believe that there's ample opportunity  
 9 outside the downtown CRA boundaries to provide  
 10 these services.  
 11 THE CHAIRMAN: Just to be clear, this  
 12 is -- you understand our resolution is not to  
 13 recommend?  
 14 BOARD MEMBER WORSHAM: Right.  
 15 I'm not (microphone failure).  
 16 THE CHAIRMAN: Mr. Ward.  
 17 BOARD MEMBER WARD: In favor.  
 18 THE CHAIRMAN: Mr. Froats.  
 19 BOARD MEMBER FROATS: In favor.  
 20 THE CHAIRMAN: Mr. Gibbs.  
 21 BOARD MEMBER GIBBS: I'm in favor.  
 22 THE CHAIRMAN: Mr. Moody.  
 23 BOARD MEMBER MOODY: I'm in favor.  
 24 THE CHAIRMAN: I'm also in favor. The  
 25 measure passes seven [sic] to one. Now, that's

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1 2022-01-07.  
 2 Thank you very much.  
 3 BOARD MEMBER GIBBS: Mr. Chair, it's six  
 4 to one.  
 5 THE CHAIRMAN: Six to one.  
 6 MR. DIEBENOW: Thank you, Chairman.  
 7 THE CHAIRMAN: Last order of business in  
 8 the Community Redevelopment Agency meeting is  
 9 2022-02-02, Riverfront Plaza development pad  
 10 disposition terms.  
 11 I understand that the revisions that were  
 12 agreed to or proposed in the REPD meeting are  
 13 now -- they're ready for us to consider.  
 14 MS. BOYER: They're back. I don't know  
 15 where they are.  
 16 Have they been handed out? Ms. Fetner had  
 17 them.  
 18 MR. CHISHOLM: Yes. To the Chair, they're  
 19 in the hallway stapling those as we speak.  
 20 They should be here momentarily.  
 21 MS. BOYER: Mr. Chairman, would you like  
 22 to move to the Downtown Investment Authority  
 23 and take up that one item and then come back?  
 24 THE CHAIRMAN: I would absolutely like to  
 25 do that.

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1 We'll open the Downtown Investment  
 2 Authority meeting.  
 3 I guess the first thing we'll do, we'll  
 4 address the January 19th, 2022, minutes.  
 5 Has everybody had a chance to review the  
 6 minutes? Any motion to --  
 7 BOARD MEMBER GIBBS: Move to approve.  
 8 BOARD MEMBER FROATS: Second.  
 9 THE CHAIRMAN: All in favor?  
 10 BOARD MEMBERS: Aye.  
 11 THE CHAIRMAN: Thank you very much.  
 12 The meeting minutes are approved.  
 13 We have one matter of business today.  
 14 It's Resolution 2022-02-06, Jax River Jams  
 15 contribution.  
 16 Ms. Boyer.  
 17 MS. BOYER: Thank you, Mr. Chairman.  
 18 This is a recommendation to make a  
 19 contribution of \$50,000 as an event  
 20 contribution to Downtown Vision to support the  
 21 Jax River Jams event, and specifically the DIA  
 22 contribution will be used for securing one of  
 23 the musical performance acts that will be  
 24 providing entertainment at Jax River Jams.  
 25 THE CHAIRMAN: Any questions about this

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1 proposal?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Do I have a motion?  
 4 BOARD MEMBER WARD: I'll move to approve.  
 5 BOARD MEMBER CITRANO: Second.  
 6 THE CHAIRMAN: Motion to approve by  
 7 Mr. Ward, second by Mr. Citrano.  
 8 Any discussion on the motion?  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: Mr. Moody, how do you vote?  
 11 BOARD MEMBER MOODY: I'm 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: Mr. Ward.  
 17 BOARD MEMBER WARD: 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: I'm also in favor. If my  
 23 vote is -- if my count is right, that's seven  
 24 to zero in favor of 2022-02-06.  
 25 Thank you very much.

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1 There are no further matters in the  
 2 Downtown Investment Authority meeting. I'll  
 3 close that.  
 4 We'll reopen the Community Redevelopment  
 5 Agency meeting.  
 6 Ms. Boyer, to you.  
 7 MS. BOYER: It feels like a marathon  
 8 today.  
 9 To the Chair, you now have in front of you  
 10 Resolution 2022-02-02, which is a resolution  
 11 approving the framework for the terms and  
 12 conditions, scoring criteria and timeline to be  
 13 included in a future Notice of Disposition for  
 14 the riverfront development -- Riverfront Plaza  
 15 development pad.  
 16 So there's the resolution. Attached to it  
 17 you will see the Riverfront Plaza NOD terms.  
 18 I'm going to point out the things that I know  
 19 are changes that were adopted at REPD before  
 20 the meeting.  
 21 So on Page 1, it now says -- in  
 22 subparagraph B, "the park design substantially  
 23 completed by September 2022," which was a  
 24 recommendation.

Over on Page 2 and subsection (iii), the  
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1 height was changed to 44 feet BFE.  
 2 On page -- great. They're handing me a  
 3 markup so I don't have to remember them.  
 4 On Page 6, the -- under (iv), Building  
 5 Requirements, the height of the building  
 6 parallel to Independent Drive was increased to  
 7 56 feet.  
 8 On Page 8, the -- under Mixed Use  
 9 Requirements, in (i), we included the language  
 10 "nonrestaurant retail" to identify that it --  
 11 in addition to restaurants.  
 12 And then in (2) is the sentence that we  
 13 added that Ms. Worsham suggested, "Responses  
 14 shall include a description of restaurant  
 15 concept, operational hours, indoor and outdoor  
 16 seating, and proposed capacity." Hopefully,  
 17 that gives us enough in terms of the scope by  
 18 saying "concept."  
 19 Moving over to Page 11, under (s), you see  
 20 substantial revisions in the failure to design  
 21 criteria that were now added. Let me pull that  
 22 up so that I can read that with you. It's  
 23 actually, I guess, at the bottom of Page 10,  
 24 rolling over to Page 11.

BOARD MEMBER WORSHAM: Ours don't  
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1 (microphone failure).  
 2 THE CHAIRMAN: We don't have a Page 11.  
 3 MS. BOYER: Pardon?  
 4 BOARD MEMBER WORSHAM: (Microphone  
 5 failure.)  
 6 MS. BOYER: Yours is 9 going to 10.  
 7 Okay. So I'm looking at the prior copy.  
 8 So where we -- so it's 9 going to 10 here.  
 9 It says, "A meaningful deduction for any  
 10 project that does not [sic] meet the required  
 11 criteria for interface and engagement with the  
 12 park proportional to the extent and impact of  
 13 the deviation from the requirements in one or  
 14 more respects. A proposal that significantly  
 15 exceeds the parcel size will receive maximum  
 16 deduction. However, a minor deviation in the  
 17 size of the required restaurant, such as  
 18 50 feet less than required, would result in a  
 19 minor deduction. If the proposal meets all of  
 20 the required criteria, do not deduct any  
 21 points." So I think this is the explanation we  
 22 were asking for there.

In the post-completion management plan, it  
 now says, "Will the developer own and operate  
 the facility or will the developer sell the

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129

1 facility when the development stabilizes? If a  
 2 hotel use, who will be the flag or brand?" So  
 3 that gives you some direction of what we're  
 4 looking for in the post-completion management  
 5 plan.  
 6 And over in the scoring criteria, you can  
 7 see that the failure to design within proposed  
 8 criteria is now a minus 5 to minus 50 and we  
 9 deleted the reference to the Sky Terrace in the  
 10 activation criteria.  
 11 So I believe we have made all of the  
 12 suggestions that were recommended and  
 13 amendments that were recommended at REPD and  
 14 have now incorporated those in.  
 15 And, thank you, Ms. Fetner for running and  
 16 doing that for us. Much appreciated.  
 17 So I believe what you have before you is a  
 18 document that reflects the recommendation of  
 19 the REPD Committee and the vote taken and a  
 20 resolution that would authorize a Notice of  
 21 Disposition in accordance with that.  
 22 THE CHAIRMAN: Thank you, Ms. Boyer.  
 23 For the -- many of you were here for the  
 24 REPD meeting. It started at 1:00. So we've  
 25 all been here since -- for almost four hours

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130

1 now. That meeting took an hour. We went  
 2 through each and every aspect of this proposal  
 3 and revisions were made as Ms. Boyer just  
 4 suggested.  
 5 This resolution, or proposed resolution,  
 6 passed by a unanimous vote from the committee  
 7 and it comes here and does not need a second.  
 8 For those of you in particular who weren't able  
 9 to attend that meeting and have any questions  
 10 on -- I'll start with you, Mr. Moody. Do you  
 11 have any questions or concerns?  
 12 BOARD MEMBER MOODY: No questions, no  
 13 concerns. Let's do it.  
 14 THE CHAIRMAN: Mr. Gibbs.  
 15 BOARD MEMBER GIBBS: No questions.  
 16 THE CHAIRMAN: As a group, anybody who  
 17 attended that meeting, that participated, have  
 18 any further comment on this matter?  
 19 BOARD MEMBER WORSHAM: It may be -- on  
 20 Page 9, on O, on activation on the Sky Terrace  
 21 and civic stairs, should we -- is that supposed  
 22 to correspond to the scoring table? So should  
 23 that be just the civic stairs and not the Sky  
 24 Terrace?  
 25 MS. BOYER: You are correct. We made the

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131

1 deletion on the scoring table. We should make  
 2 the deletion in there too.  
 3 BOARD MEMBER WORSHAM: Thank you.  
 4 MS. BOYER: I would consider that a  
 5 scrivener's error.  
 6 THE CHAIRMAN: Nice catch, Ms. Worsham.  
 7 That is -- that was a change that we  
 8 agreed to be made. Thank you very much.  
 9 Any further comment before we vote?  
 10 BOARD MEMBERS: (No response.)  
 11 THE CHAIRMAN: Mr. Citrano, how do you  
 12 vote?  
 13 BOARD MEMBER CITRANO: I'm in favor.  
 14 THE CHAIRMAN: Ms. Worsham.  
 15 BOARD MEMBER WORSHAM: In favor.  
 16 THE CHAIRMAN: Mr. Ward.  
 17 BOARD MEMBER WARD: In favor.  
 18 THE CHAIRMAN: Mr. Froats.  
 19 BOARD MEMBER FROATS: In favor.  
 20 THE CHAIRMAN: Mr. Gibbs.  
 21 BOARD MEMBER GIBBS: In favor.  
 22 THE CHAIRMAN: And Mr. Moody.  
 23 BOARD MEMBER MOODY: In favor.  
 24 THE CHAIRMAN: I'm also in favor, so  
 25 that's a vote of seven-zero in favor of this

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132

1 resolution as amended.  
 2 And I assume that staff will take care of  
 3 correcting and removing the reference to the  
 4 Sky Terrace in O within Section 11, the scoring  
 5 criteria.  
 6 All right. So we'll bring this to the end  
 7 of the CRA meeting.  
 8 Ms. Boyer, I'll ask you to keep the  
 9 executive director's comments as brief as  
 10 possible, but the floor is now yours.  
 11 MS. BOYER: Well, before we get to the  
 12 executive director's comments, there's an item  
 13 on the agenda called Staffing Report requested  
 14 by the board. And you have a handout which  
 15 reflects the staffing requests that we have put  
 16 together that we see as needs of our operation.  
 17 It's a substantial increase in the number of  
 18 positions. I presented this to SIC. I'm  
 19 sharing it with you. I'm not asking the board  
 20 to take any action on it. I'm just responding  
 21 to the fact that it was requested by the board.  
 22 I have also submitted it to the administration,  
 23 so they have a copy of it.  
 24 I can tell you that I have been advised  
 25 that there may be an executive in residence

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1 position coming to the Parks Department that  
2 might address our programs manager for  
3 activation. It probably wouldn't take care of  
4 all aspects of the job, but it would take care  
5 of enough of them that we could cover the other  
6 ones.

7 And then in terms of downtown capital  
8 projects and maintenance coordinator, my  
9 understanding is Public Works has a position  
10 that may be able to cover all of the aspects of  
11 that job that we envisioned and we're working  
12 with them on it.

13 The DIA parking manager, so the numbers  
14 that are associated with the positions reflect  
15 the number of my priority for that position.

16 So there are some that are -- there's one  
17 Number 1, which is the parking manager, and  
18 then there are several Number 2s and several  
19 Number 3s.

20 The parking manager position relates very  
21 much to something I think we've already needed,  
22 but once -- if the settlement agreement passes  
23 and we acquire operational control of the MPS  
24 parking garages, it becomes an absolutely  
25 essential person because for us to try to deal

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1 with the contracting for elevator repairs and  
2 the leasing of tenant spaces and the other  
3 things in those garages and the kind of  
4 strategic implementation of how we want to use  
5 parking services within downtown, I really need  
6 somebody that can focus on that and not  
7 distract our time from other things that we're  
8 already working on. So that would be my  
9 Number 1 priority position.

10 The Number 2 positions were the property  
11 disposition specialist. So this is another  
12 position that can help us on the incentive and  
13 intake side. So as we're doing property  
14 dispositions, we have appraisals, we have title  
15 searches, we have research. So Ms. Fetner has  
16 been helping with that, Mr. Parola takes on  
17 some of that burden, helps us with the  
18 publication of notices, things like that,  
19 ordering appraisals, but that would be time  
20 that we could take off other people's plates,  
21 have one person do that that would allow us to  
22 more effectively do our jobs.

23 And then the activation program manager is  
24 not only to coordinate with parks and with DVI  
25 and with other outside entities who are

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1 providing either special event programming,  
2 like Jax River Jams, or who are providing  
3 day-to-day programming, as was recommended by  
4 the duPont study, but also we have money set  
5 aside for public art. We have water activation  
6 money for the projection show on the Riverwalk.  
7 We have a number of other things that we have  
8 funded that take our time and really don't fit  
9 in our core job descriptions. So having  
10 someone that can handle a lot of that --

11 The historic markers, another example.  
12 Ms. Mezini has been taking on responsibility  
13 for that. But if I have this person who had  
14 that ability to focus on all of those programs,  
15 it would be very helpful.

16 Then next is --

17 THE CHAIRMAN: Ms. Boyer, I'm sorry, I'm  
18 going to interrupt you. Let me ask you a  
19 question. For us to get -- this is all future  
20 budget year stuff. We're not going to get  
21 money for these assignments today, are we?

22 MS. BOYER: So depending upon whether we  
23 have \$2 million of savings that accrue to our  
24 benefit in a month, if we were to see that  
25 happen, then it is possible. It's not included

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1 in our proposed legislation, but it is  
2 certainly possible that in conjunction with the  
3 BID and CRA update, as people are looking  
4 globally at DIA and how we function, that we  
5 could use some of those funds or request that  
6 some of those funds be used to allow us to have  
7 additional positions at that point.

8 THE CHAIRMAN: Between now and June?

9 MS. BOYER: Yes, sir.

10 THE CHAIRMAN: That's fantastic.

11 Let me ask you this -- and I'm not trying  
12 to cut you off, but the -- we've been here  
13 about -- almost four hours. And I think what I  
14 might ask you to do is, when you think we have  
15 that money available or it seems imminent,  
16 maybe you bring us a recommendation and what  
17 you'd ask us to support, and then we can make a  
18 recommendation to the -- you know, to that  
19 effect.

20 MS. BOYER: I am happy to do that or I'm  
21 happy to talk about this at the Budget and  
22 Finance Committee. I just was asked for it  
23 twice and asked you to allow me to defer until  
24 February, so you're getting it now.

25 And I will move right on. I'm not going

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1 to go through a project update list.  
 2 THE CHAIRMAN: Ms. Boyer, I think the  
 3 problem is that you're not getting the  
 4 attention that your hard work deserves on this  
 5 effort right now. You're losing, I think, some  
 6 of the board members. I know you've lost the  
 7 public.  
 8 MS. BOYER: I also have handed out to you  
 9 our current major project workflow spreadsheet,  
 10 which is very much a rough Gantt chart that  
 11 just shows you all of the major projects that  
 12 are in progress right now and what's happening  
 13 on them.  
 14 The importance for us is -- and the thing,  
 15 I think, that plays into that staffing issue is  
 16 that what we're finding is on big projects --  
 17 so whether it's One Riverside, whether it's the  
 18 District, RiversEdge, whether it's the Iguana  
 19 property, once we enter into the agreement, we  
 20 still have significant weekly and monthly  
 21 responsibilities to make sure things are  
 22 getting executed and happening, and so that's  
 23 just cutting into more of our time to take on  
 24 future new deals, although it didn't seem to  
 25 hurt us as much this month.

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1 The announcement I need to make is that I  
 2 have the authority to spend up to \$2,000  
 3 without asking the board for permission, so I  
 4 did purchase a sponsorship of the DVI gala for  
 5 \$2,000 on behalf of the board, so I'm advising  
 6 you, as I am required.  
 7 And the suggestion I would like to  
 8 discuss -- and I really hate to ask for another  
 9 committee meeting. And it's up to the Chair  
 10 how you want to handle this, whether we really  
 11 want to have a Governance Committee meeting or  
 12 whether we can do it some other way, but to the  
 13 point of how we are going to operate, I think  
 14 we need to have a strategic thought process  
 15 about whether we want to try to do, quote,  
 16 committee work at committees -- as we saw  
 17 today, it takes a lot of time if we do it at  
 18 the board, but then if we do it at committees,  
 19 I would like you to think about the concept of  
 20 having a consent agenda. And the idea being  
 21 that either something under a certain limit or  
 22 maybe it's just anything that passed  
 23 unanimously at a committee comes to the board  
 24 on a consent agenda.

25 And anybody can pull something and talk  
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1 about it and have a discussion if they want on  
 2 an item, but that, rather than bringing back to  
 3 the board for extensive discussion everything  
 4 that was voted on in committee, I think it  
 5 might be a way to streamline things. So I'd  
 6 ask to get board input on that and I can take  
 7 it to Strategic Implementation or Governance,  
 8 but it's one idea.

9 THE CHAIRMAN: That's a very good idea.  
 10 I noticed that you strategically bring it  
 11 up at this time. I do think we probably could  
 12 use a Governance meeting to talk about it,  
 13 particularly because we're going to see more  
 14 and more complex projects. In the next two  
 15 years, three years, we're going to be as busy  
 16 as we've been in the last -- you know, twice  
 17 that time frame, and so I think it makes sense,  
 18 Ms. Boyer.

19 Thank you.  
 20 MS. BOYER: Our pipeline right now shows  
 21 no signs of diminishing and I have reason to  
 22 believe your board meetings are going to be  
 23 like this for a while, with the order of  
 24 magnitude of things we have coming.

25 And then, finally, on the BID and CRA, one  
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1 thing I wanted to share is -- Ms. Fetner knows  
 2 that I have been somewhat frustrated by the --  
 3 I think it's very comprehensive and the  
 4 document includes what it needs to. I like  
 5 where we've gone on the incentives, but I hoped  
 6 that we would have a final product that was a  
 7 little bit glossy and flashy and simple to read  
 8 and maybe 10 or 15 pages long that we could  
 9 hand to people, which we don't, in this work  
 10 product.

11 And we have decided internally from a  
 12 staff perspective that we're going to create  
 13 that. I don't think it will require -- I mean,  
 14 if council approves this document, we will use  
 15 the substance that's in it, but we really want  
 16 something that includes the goals, includes the  
 17 CliffsNotes version, if you will, of the  
 18 incentives that we have -- that the board has,  
 19 but also it has pretty pictures of Jacksonville  
 20 and something that we could hand to people as a  
 21 simple version to understand.

22 So expect to see that. You probably won't  
 23 have that until April. I don't think we'll  
 24 have it in the March meeting.

25 And then I do have a meeting with Carter  
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1 tomorrow. They're coming into town. You  
2 should expect to see the term sheet on that  
3 transaction coming forward in March, on  
4 schedule.

5 And with that, I'm going to cut it short  
6 and not tell you everything else we're doing.

7 THE CHAIRMAN: Thank you, Ms. Boyer.

8 I'll thank all the board members for their  
9 patience today, particularly those who were  
10 here for REPD in advance. We've been here for  
11 a long time and we're not taking any breaks.  
12 So I appreciate all your hard work today.

13 And thank you, staff, for getting us  
14 organized. I also appreciate the public's  
15 persistence in sitting here and listening to us  
16 talk for four hours.

17 With that, if there's no further comments,  
18 I'm going to adjourn the meeting.

19 (The foregoing proceedings were adjourned  
20 at 4:55 p.m.)

21 - - -

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1 CERTIFICATE OF REPORTER

2

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

6

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

12

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14

15

DATED this 2nd day of March 2022.

16

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Diane M. Tropa  
Florida Professional Reporter

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<b>\$</b>	42:6			
<b>\$12,500</b> [1] - 23:19	<b>18</b> [1] - 58:7	<b>2031</b> [2] - 7:19, 10:7	<b>5-mile</b> [1] - 114:23	24:12, 38:18, 40:3,
<b>\$150,000</b> [1] - 7:3	<b>1822</b> [1] - 31:8	<b>2041</b> [6] - 6:22, 7:15,	<b>50</b> [3] - 13:4, 128:18,	52:11, 67:25, 71:10,
<b>\$2,000</b> [2] - 138:2,	<b>18th</b> [1] - 31:5	10:5, 10:8, 10:9,	129:8	79:14, 93:10,
138:5	<b>19th</b> [1] - 124:4	41:7	<b>500</b> [9] - 85:17, 86:16,	101:10, 119:11,
<b>\$2,500</b> [4] - 29:14,	<b>1:00</b> [1] - 129:24	<b>2046</b> [1] - 38:5	90:8, 94:24, 108:14,	130:8, 133:10
30:14, 30:17, 32:11		<b>2051</b> [1] - 10:9	113:13, 113:17,	<b>absolutely</b> [5] - 17:9,
<b>\$25,000</b> [1] - 37:23	<b>2</b>	<b>21</b> [1] - 45:25	113:21, 114:8	57:14, 89:10,
<b>\$27</b> [1] - 5:5		<b>23</b> [3] - 1:8, 2:1, 2:3	<b>500-foot</b> [7] - 86:2,	123:24, 133:24
<b>\$50,000</b> [1] - 124:19	2 [13] - 5:18, 45:13,	<b>24</b> [3] - 41:14, 42:1,	88:1, 94:22, 103:17,	<b>abundance</b> [1] - 121:7
<b>\$60,000</b> [1] - 15:22	45:14, 45:23, 47:2,	42:3	111:12, 113:6, 119:9	<b>accept</b> [1] - 113:3
	83:23, 84:2, 85:7,	<b>247</b> [1] - 70:5	<b>531</b> [1] - 69:25	<b>accepted</b> [1] - 96:9
	112:9, 126:25,	<b>25</b> [3] - 49:13, 57:19,	<b>55.108</b> [1] - 41:21	<b>access</b> [8] - 27:7,
	127:12, 134:10,	61:3	<b>56</b> [1] - 127:7	76:12, 76:15, 77:6,
	135:23	<b>250</b> [8] - 64:8, 85:17,	<b>59</b> [1] - 42:20	77:10, 77:20, 79:7,
<b>'28</b> [1] - 70:9	<b>2-and-a-half</b> [1] - 5:21	86:16, 90:8, 94:24,		79:10
<b>'29</b> [1] - 70:9	<b>2.4</b> [1] - 42:12	111:12, 113:12,	<b>6</b>	<b>accommodated</b> [1] -
<b>'30</b> [1] - 70:9	<b>20</b> [2] - 38:7, 40:19	113:20	6 [5] - 38:22, 45:10,	87:25
	<b>2020</b> [1] - 49:21	<b>250,000</b> [1] - 37:19	45:18, 115:23, 127:4	<b>accompanying</b> [1] -
<b>1</b>	<b>2022</b> [9] - 1:8, 2:1, 2:4,	<b>250-foot</b> [4] - 86:1,	6,830 [2] - 65:7, 65:8	71:9
	31:11, 31:14, 70:4,	88:2, 94:21, 103:16	<b>60</b> [2] - 43:5, 43:13	<b>accomplish</b> [2] - 88:4,
1 [11] - 37:20, 37:21,	124:4, 126:23,	<b>261</b> [1] - 70:5	<b>625</b> [2] - 114:3, 115:15	120:17
84:23, 85:1, 93:2,	142:15	<b>262,500</b> [1] - 6:24	<b>65</b> [1] - 65:12	<b>accomplishes</b> [2] -
110:25, 112:8,	<b>2022-01-07</b> [6] - 14:15,	<b>29</b> [1] - 42:12	<b>66</b> [1] - 50:5	84:12, 120:13
114:23, 126:21,	82:1, 83:17, 113:4,	<b>2:10</b> [2] - 1:9, 2:1	<b>67</b> [2] - 46:5, 51:1	<b>accordance</b> [2] - 38:4,
133:17, 134:9	119:5, 123:1	<b>2nd</b> [1] - 142:15	<b>67-and-a-half</b> [1] -	129:21
<b>1,000</b> [1] - 64:9	<b>2022-02</b> [2] - 79:3,	<b>2s</b> [1] - 133:18	64:15	<b>accountability</b> [1] -
<b>1.2</b> [2] - 48:9, 61:16	81:25			12:6
<b>1.7</b> [1] - 64:25	<b>2022-02-02</b> [3] - 14:24,	<b>3</b>	<b>7</b>	<b>accounting</b> [1] - 8:2
<b>10</b> [4] - 127:23, 128:6,	123:9, 126:10	3 [10] - 5:21, 37:25,	7 [1] - 36:9	<b>accrue</b> [1] - 135:23
128:8, 140:8	<b>2022-02-03</b> [4] - 15:5,	47:5, 47:9, 48:4,	<b>7,000</b> [1] - 65:20	<b>accurate</b> [2] - 17:10,
<b>108</b> [1] - 47:1	15:20, 18:14, 19:15	60:5, 60:10, 84:14,	<b>7,500</b> [2] - 43:13,	49:16
<b>109</b> [2] - 47:4, 59:10	<b>2022-02-04</b> [2] - 19:17,	85:7, 114:23	48:23	<b>achieve</b> [2] - 5:13,
<b>11</b> [5] - 40:25, 127:19,	23:13	<b>30</b> [1] - 41:7	<b>75</b> [1] - 38:3	66:6
127:24, 128:2, 132:4	<b>2022-02-05</b> [3] - 23:14,	<b>300,000</b> [1] - 15:23		<b>achieving</b> [1] - 47:15
<b>11,952</b> [1] - 49:1	23:18, 29:7	<b>303</b> [1] - 1:10		<b>acknowledge</b> [4] -
<b>11.7</b> [1] - 49:22	<b>2022-02-06</b> [2] -	<b>325</b> [2] - 114:1, 115:15	<b>8</b>	41:17, 52:18, 54:16,
<b>111</b> [3] - 43:17, 43:25,	124:14, 125:24	<b>329</b> [1] - 70:4	8 [1] - 127:8	99:5
44:24	<b>2022-02-07</b> [3] - 29:9,	<b>343</b> [1] - 70:6	8,139 [2] - 43:14,	<b>acknowledging</b> [1] -
<b>112</b> [3] - 47:17, 48:6,	30:3, 33:9	<b>384</b> [1] - 70:10	48:23	36:20
48:7	<b>2022-02-08</b> [4] - 33:12,	<b>399</b> [1] - 70:1	<b>875</b> [1] - 70:5	<b>acknowledgment</b> [1] -
<b>114</b> [1] - 44:1	72:18, 73:18, 113:4	<b>3rd</b> [1] - 102:6		14:18
<b>116</b> [3] - 48:8, 61:11,	<b>2022-02-09</b> [3] - 73:19,	<b>3s</b> [1] - 133:19		<b>acquire</b> [2] - 120:6,
61:17	76:9, 79:2			133:23
<b>117</b> [1] - 44:5	<b>2022-02-10</b> [2] - 76:11,	<b>4</b>	<b>9</b>	<b>act</b> [1] - 98:25
<b>11th</b> [2] - 31:6, 31:11	79:4	4 [1] - 85:7	9 [3] - 128:6, 128:8,	<b>action</b> [2] - 98:24,
<b>12/31/21</b> [1] - 49:23	<b>2022-02-11</b> [2] - 79:6,	<b>4,314</b> [1] - 65:11	130:20	132:20
<b>1200</b> [1] - 88:19	81:4	<b>40</b> [1] - 88:24	<b>9/30/41</b> [1] - 41:8	<b>activate</b> [3] - 18:12,
<b>125</b> [1] - 44:12	<b>2022-02-12</b> [2] - 3:3,	<b>421</b> [2] - 70:1, 70:6	<b>9/30/45</b> [1] - 41:9	107:18, 108:8
<b>127</b> [2] - 48:11, 59:21	3:20	<b>424</b> [1] - 70:11	<b>90</b> [1] - 46:12	<b>activating</b> [1] - 118:4
<b>129</b> [1] - 44:17	<b>2023</b> [2] - 70:1, 70:4	<b>425</b> [5] - 43:15, 48:19,	<b>905</b> [1] - 79:6	<b>activation</b> [12] - 22:15,
<b>13,000</b> [1] - 48:25	<b>2024</b> [1] - 70:5	65:2, 66:5, 70:15	<b>95</b> [1] - 64:21	25:16, 35:24, 74:25,
<b>13-and-a-half</b> [2] - 5:9,	<b>2025</b> [2] - 64:10, 70:5	<b>44</b> [1] - 127:1		92:10, 107:23,
5:15	<b>2026</b> [1] - 70:5	<b>4:55</b> [1] - 141:20	<b>A</b>	118:15, 129:10,
<b>13th</b> [1] - 31:5	<b>2027</b> [1] - 70:6		<b>ability</b> [9] - 7:11,	130:20, 133:3,
<b>15</b> [1] - 140:8	<b>2028</b> [1] - 70:11	<b>5</b>	10:18, 11:9, 24:10,	134:23, 135:5
<b>159</b> [1] - 44:22	<b>2029</b> [2] - 70:10, 70:11	5 [5] - 5:19, 38:21,	38:22, 52:9, 72:21,	<b>active</b> [2] - 92:2, 92:7
<b>15th</b> [1] - 31:8	<b>2030</b> [6] - 43:14,	85:7, 111:1, 129:8	95:23, 135:14	<b>activities</b> [4] - 45:21,
<b>162</b> [1] - 44:7	48:20, 48:21, 49:19,		<b>able</b> [14] - 5:12, 12:18,	47:19, 48:1, 95:21
<b>163.370</b> [2] - 41:18,	64:13, 70:12			<b>activity</b> [2] - 22:13,

<p><b>acts</b> [1] - 124:23  <b>actual</b> [4] - 9:22, 31:4, 41:2, 110:9  <b>Adams</b> [1] - 14:14  <b>add</b> [16] - 16:18, 18:9, 36:24, 44:23, 46:16, 53:12, 55:17, 62:8, 65:12, 77:19, 83:13, 92:10, 101:13, 101:21, 120:22, 121:5  <b>added</b> [13] - 4:4, 35:15, 44:6, 44:15, 44:19, 46:6, 51:18, 53:16, 53:19, 54:3, 67:21, 127:13, 127:21  <b>addendum</b> [1] - 4:4  <b>adding</b> [3] - 36:8, 44:25, 113:6  <b>addition</b> [10] - 5:23, 6:21, 7:7, 43:20, 44:9, 72:19, 85:13, 101:24, 112:21, 127:11  <b>additional</b> [19] - 4:21, 16:16, 35:15, 40:4, 44:1, 44:5, 53:15, 56:13, 61:3, 71:5, 77:3, 82:15, 84:16, 84:22, 85:14, 90:24, 90:25, 111:9, 136:7  <b>address</b> [8] - 8:8, 32:9, 59:3, 93:23, 104:5, 115:4, 124:4, 133:2  <b>addressed</b> [1] - 34:17  <b>addresses</b> [1] - 69:6  <b>adds</b> [1] - 108:4  <b>adjacent</b> [8] - 39:6, 86:5, 86:11, 87:11, 90:22, 90:23  <b>adjourn</b> [1] - 141:18  <b>adjourned</b> [1] - 141:19  <b>adjust</b> [1] - 3:2  <b>administration</b> [1] - 132:22  <b>Administrative</b> [1] - 1:23  <b>adopt</b> [4] - 99:22, 110:24, 119:7, 119:25  <b>adopted</b> [9] - 38:17, 40:2, 52:3, 52:8, 52:13, 71:4, 71:18, 85:3, 126:19  <b>adoption</b> [3] - 33:13, 35:21, 84:17  <b>adopts</b> [1] - 22:5  <b>advance</b> [2] - 77:1,</p>	<p>141:10  <b>advantageous</b> [1] - 16:17  <b>adverse</b> [1] - 100:8  <b>advised</b> [1] - 132:24  <b>advising</b> [1] - 138:5  <b>afternoon</b> [1] - 26:8  <b>agencies</b> [1] - 31:15  <b>Agency</b> [6] - 3:1, 52:5, 52:6, 83:7, 123:8, 126:5  <b>AGENCY</b> [1] - 1:2  <b>agenda</b> [6] - 2:6, 14:22, 82:6, 132:13, 138:20, 138:24  <b>aggregate</b> [1] - 91:19  <b>aggregation</b> [1] - 87:25  <b>ago</b> [7] - 6:5, 15:16, 19:24, 24:2, 33:21, 42:23, 98:23  <b>agree</b> [8] - 32:10, 32:13, 47:22, 63:10, 99:12, 117:14, 119:22, 120:14  <b>agreed</b> [7] - 10:10, 85:4, 85:10, 99:1, 105:14, 123:12, 131:8  <b>agreeing</b> [1] - 84:24  <b>agreement</b> [28] - 3:4, 3:21, 3:24, 4:1, 4:7, 4:10, 4:24, 7:17, 7:23, 8:12, 8:19, 10:16, 14:19, 15:5, 15:21, 35:4, 39:14, 74:4, 76:12, 76:15, 77:4, 77:11, 79:7, 79:11, 89:24, 133:22, 137:19  <b>agreements</b> [2] - 38:23, 77:6  <b>ahead</b> [6] - 14:6, 33:15, 45:5, 57:7, 94:6, 121:12  <b>Alan</b> [1] - 26:10  <b>alert</b> [1] - 27:17  <b>alerting</b> [1] - 13:2  <b>Allegiance</b> [2] - 2:11, 2:12  <b>allocated</b> [1] - 25:14  <b>allow</b> [22] - 3:22, 6:2, 16:8, 40:12, 83:10, 86:7, 86:17, 88:7, 95:15, 96:3, 96:12, 96:14, 96:20, 100:23, 101:16, 103:5, 103:8, 104:19, 116:14, 134:21, 136:6,</p>	<p>136:23  <b>allowed</b> [6] - 83:12, 85:16, 90:20, 95:21, 101:6, 114:13  <b>allowing</b> [3] - 86:5, 109:14, 110:18  <b>allows</b> [6] - 27:11, 38:6, 74:8, 77:1, 77:19, 91:2  <b>almost</b> [4] - 15:15, 77:22, 129:25, 136:13  <b>alone</b> [2] - 95:8, 95:18  <b>ALSO</b> [1] - 1:20  <b>alternative</b> [2] - 27:1, 86:14  <b>ambiguities</b> [1] - 43:2  <b>ambiguity</b> [1] - 42:8  <b>amended</b> [6] - 52:22, 72:18, 73:3, 73:17, 120:12, 132:1  <b>amending</b> [2] - 4:11, 112:3  <b>amendment</b> [16] - 36:7, 56:14, 56:19, 59:3, 60:19, 63:1, 70:25, 71:23, 72:16, 72:24, 73:20, 83:3, 83:25, 84:18, 85:2, 85:14  <b>amendments</b> [5] - 33:25, 52:19, 72:18, 83:14, 129:13  <b>amenity</b> [1] - 44:3  <b>amount</b> [4] - 7:6, 20:6, 60:9, 66:22  <b>amounts</b> [1] - 59:10  <b>ample</b> [1] - 122:8  <b>AND</b> [1] - 1:3  <b>announcement</b> [1] - 138:1  <b>annually</b> [1] - 7:19  <b>answer</b> [3] - 40:11, 53:17, 115:3  <b>anxious</b> [1] - 71:18  <b>anyway</b> [2] - 50:19, 99:22  <b>apartment</b> [2] - 89:23, 109:9  <b>apologies</b> [1] - 70:3  <b>apologize</b> [2] - 21:17, 79:4  <b>app</b> [4] - 27:1, 27:10, 27:11, 27:14  <b>appear</b> [3] - 27:3, 87:16, 89:21  <b>appearing</b> [1] - 53:21  <b>Appendix</b> [1] - 46:4  <b>appendix</b> [1] - 52:17  <b>applaud</b> [1] - 12:3</p>	<p><b>applicant</b> [1] - 88:20  <b>application</b> [2] - 20:3, 20:6  <b>applied</b> [2] - 64:14, 64:21  <b>appraisal</b> [1] - 46:16  <b>appraisals</b> [2] - 134:14, 134:19  <b>appraised</b> [3] - 37:14, 37:15, 37:20  <b>appraiser</b> [1] - 95:5  <b>appreciate</b> [11] - 13:18, 14:17, 20:12, 54:23, 54:24, 63:15, 67:6, 115:21, 116:17, 141:12, 141:14  <b>appreciated</b> [1] - 129:16  <b>approach</b> [3] - 45:13, 81:8, 99:21  <b>approached</b> [1] - 48:24  <b>approaches</b> [2] - 26:7, 81:10  <b>appropriate</b> [3] - 84:5, 86:19, 104:9  <b>appropriation</b> [1] - 39:18  <b>approval</b> [6] - 3:20, 4:9, 23:23, 30:16, 32:1, 83:20  <b>approve</b> [17] - 3:12, 9:1, 9:6, 25:21, 30:3, 36:20, 38:3, 55:23, 56:1, 56:4, 74:20, 78:9, 80:3, 119:20, 124:7, 125:4, 125:6  <b>approved</b> [8] - 25:17, 39:2, 64:5, 79:2, 104:24, 105:1, 107:18, 124:12  <b>approves</b> [2] - 101:15, 140:14  <b>approving</b> [1] - 126:11  <b>approximation</b> [1] - 57:24  <b>apps</b> [1] - 27:16  <b>April</b> [5] - 40:1, 71:16, 102:11, 102:12, 140:23  <b>architectural</b> [1] - 89:11  <b>architecture</b> [3] - 89:4, 89:16, 110:18  <b>arduous</b> [1] - 12:22  <b>area</b> [19] - 7:14, 27:19, 51:8, 51:16, 51:17, 53:1, 90:22, 92:10, 93:1, 93:21, 95:9,</p>	<p>101:17, 103:7, 110:6, 111:6, 111:16, 113:6, 119:9, 119:21  <b>areas</b> [2] - 86:13, 92:14  <b>arms</b> [1] - 6:3  <b>art</b> [1] - 135:5  <b>Artea</b> [1] - 19:18  <b>arterials</b> [1] - 114:15  <b>articulate</b> [1] - 108:3  <b>articulation</b> [2] - 106:17, 106:24  <b>arts</b> [2] - 44:13, 62:6  <b>aside</b> [1] - 135:5  <b>aspect</b> [1] - 130:2  <b>aspects</b> [2] - 133:4, 133:10  <b>assets</b> [1] - 11:6  <b>assignments</b> [1] - 135:21  <b>Assistant</b> [1] - 1:23  <b>associated</b> [3] - 6:7, 7:8, 133:14  <b>assume</b> [1] - 132:2  <b>assuming</b> [3] - 5:10, 5:12, 71:8  <b>attached</b> [2] - 84:19, 126:16  <b>attachments</b> [1] - 37:1  <b>attempt</b> [1] - 22:17  <b>attempted</b> [2] - 22:9, 99:8  <b>attend</b> [1] - 130:9  <b>attendance</b> [1] - 34:8  <b>attended</b> [4] - 13:1, 21:3, 33:20, 130:17  <b>attention</b> [4] - 54:5, 90:15, 102:19, 137:4  <b>attract</b> [1] - 98:8  <b>audience</b> [3] - 4:17, 8:9, 81:8  <b>Audience</b> [1] - 26:7  <b>AUDIENCE</b> [2] - 2:23, 26:8  <b>audio</b> [1] - 46:20  <b>auditors</b> [1] - 37:22  <b>authorities</b> [1] - 41:19  <b>Authority</b> [5] - 2:4, 83:6, 123:22, 124:2, 126:2  <b>AUTHORITY</b> [1] - 1:4  <b>authority</b> [13] - 32:1, 37:8, 37:12, 37:23, 38:2, 38:10, 38:20, 41:16, 42:5, 42:10, 46:2, 68:7, 138:2  <b>authorization</b> [1] - 3:22  <b>authorize</b> [1] - 129:20</p>
--	---	---	---	---

<p><b>authorized</b> [1] - 142:8 <b>authorizes</b> [2] - 15:22, 36:13 <b>authorizing</b> [2] - 23:18, 37:4 <b>available</b> [2] - 40:5, 136:15 <b>avenues</b> [1] - 27:18 <b>average</b> [5] - 48:19, 57:20, 65:1, 65:2, 70:16 <b>avoid</b> [1] - 43:2 <b>awaiting</b> [2] - 98:24, 99:2 <b>awarded</b> [1] - 76:17 <b>aware</b> [1] - 91:16 <b>awareness</b> [1] - 58:8 <b>awesome</b> [2] - 13:15, 13:16 <b>awnings</b> [1] - 106:23 <b>aye</b> [3] - 3:16, 3:17, 124:10</p>	<p>79:22, 121:7 <b>Bay</b> [1] - 76:18 <b>became</b> [1] - 52:14 <b>becomes</b> [4] - 58:8, 77:8, 92:23, 133:24 <b>becoming</b> [1] - 39:11 <b>begin</b> [2] - 10:11, 58:12 <b>beginning</b> [2] - 40:24, 105:8 <b>behalf</b> [3] - 74:11, 88:20, 138:5 <b>behavior</b> [1] - 50:16 <b>behind</b> [1] - 12:12 <b>below</b> [1] - 49:24 <b>benchmarks</b> [1] - 66:25 <b>benefit</b> [5] - 6:1, 6:8, 63:8, 74:13, 135:24 <b>benefits</b> [3] - 9:25, 10:18, 12:17 <b>best</b> [9] - 50:6, 95:6, 95:11, 96:1, 97:18, 97:24, 117:17, 117:19, 121:8</p>	<p><b>BLISS</b> [5] - 26:16, 27:9, 27:21, 28:11, 31:7 <b>block</b> [1] - 115:6 <b>blocks</b> [1] - 110:4 <b>blue</b> [5] - 47:20, 47:25, 60:9, 94:24, 108:16 <b>board</b> [68] - 2:8, 3:6, 3:21, 8:11, 8:13, 12:25, 16:22, 16:25, 24:16, 26:9, 30:17, 36:6, 37:16, 38:2, 38:15, 38:18, 39:16, 39:22, 40:22, 43:19, 44:15, 46:5, 46:15, 47:10, 51:12, 51:21, 54:25, 57:18, 71:4, 83:1, 89:3, 90:1, 90:17, 91:9, 92:20, 93:1, 93:14, 93:18, 95:2, 96:22, 97:15, 100:21, 101:8, 101:12, 101:25, 102:3, 102:4, 102:11, 102:21, 103:11, 104:24, 114:6, 116:22, 119:6, 121:4, 132:14, 132:19, 132:21, 137:6, 138:3, 138:5, 138:18, 138:23, 139:3, 139:6, 139:22, 140:18, 141:8</p>	<p>29:5, 30:2, 30:8, 30:11, 30:13, 30:20, 30:22, 31:1, 31:22, 31:24, 32:17, 32:20, 32:22, 32:24, 33:1, 33:3, 33:5, 33:7, 41:25, 55:25, 56:2, 56:21, 56:23, 57:8, 57:16, 59:5, 59:19, 59:22, 60:13, 60:20, 60:22, 61:1, 61:10, 62:13, 62:16, 62:25, 63:5, 65:6, 65:10, 65:17, 66:8, 66:13, 66:16, 66:20, 67:24, 68:2, 68:13, 69:8, 69:14, 70:13, 70:19, 71:2, 71:25, 72:2, 72:4, 72:6, 72:8, 72:11, 72:13, 73:5, 73:7, 73:9, 73:11, 73:13, 73:15, 74:18, 75:7, 75:9, 75:12, 75:14, 75:16, 75:20, 75:23, 75:25, 76:2, 76:4, 76:6, 76:8, 77:17, 78:4, 78:8, 78:10, 78:14, 78:16, 78:18, 78:20, 78:22, 78:24, 80:3, 80:6, 80:9, 80:14, 80:16, 80:18, 80:20, 80:22, 80:24, 81:1, 87:5, 94:1, 94:5, 94:7, 95:4, 96:5, 96:15, 97:2, 97:4, 97:8, 100:15, 103:2, 103:19, 103:23, 104:1, 105:10, 107:12, 108:9, 108:19, 108:21, 108:25, 109:4, 109:7, 111:17, 111:23, 112:18, 112:24, 113:16, 113:19, 117:3, 117:5, 117:25, 118:10, 119:2, 119:16, 119:19, 120:8, 121:5, 121:11, 121:13, 121:16, 121:23, 122:2, 122:5, 122:7, 122:14, 122:17, 122:19, 122:21, 122:23, 123:3, 124:7, 124:8, 124:10, 125:2, 125:4, 125:5, 125:9, 125:11, 125:13, 125:15, 125:17,</p>	<p>125:19, 125:21, 127:25, 128:4, 130:12, 130:15, 130:19, 131:3, 131:10, 131:13, 131:15, 131:17, 131:19, 131:21, 131:23 <b>Board</b> [8] - 1:16, 1:17, 1:17, 1:18, 1:18, 43:6, 49:3, 64:2 <b>board's</b> [1] - 82:8 <b>boat</b> [2] - 44:9 <b>bonds</b> [8] - 5:3, 5:4, 10:6, 10:7, 10:10, 11:5, 11:10 <b>book</b> [3] - 44:25, 54:17, 56:12 <b>borders</b> [1] - 103:18 <b>bottom</b> [3] - 51:7, 67:9, 127:23 <b>bound</b> [1] - 22:7 <b>boundaries</b> [9] - 85:25, 86:1, 86:22, 87:8, 94:20, 115:16, 119:10, 120:18, 122:9 <b>boundary</b> [15] - 44:4, 49:8, 49:11, 85:18, 86:2, 86:3, 86:16, 88:1, 108:15, 113:25, 114:2, 120:2, 120:7, 120:19</p>
<b>B</b>				
<p><b>background</b> [1] - 89:2 <b>bad</b> [1] - 13:18 <b>balance</b> [2] - 5:4, 104:20 <b>band</b> [2] - 96:25, 111:13 <b>Barakat</b> [18] - 10:14, 14:2, 17:22, 19:8, 21:5, 23:6, 25:3, 28:21, 30:12, 33:2, 56:4, 56:22, 57:7, 57:14, 58:25, 60:16, 71:1, 72:25 <b>BARAKAT</b> [22] - 1:16, 10:15, 11:14, 14:3, 17:23, 19:9, 21:6, 23:7, 25:4, 25:23, 28:22, 30:13, 33:3, 56:2, 56:23, 57:8, 57:16, 59:5, 59:19, 59:22, 60:13, 60:20 <b>Barakat's</b> [4] - 11:8, 31:25, 63:1, 68:15 <b>bars</b> [1] - 37:24 <b>base</b> [1] - 64:18 <b>based</b> [14] - 7:1, 10:21, 15:1, 16:22, 34:19, 43:15, 46:14, 49:7, 49:17, 59:12, 70:17, 82:23, 100:7, 120:15 <b>basely</b> [1] - 63:23 <b>basic</b> [1] - 4:23 <b>Basin</b> [1] - 34:24 <b>basis</b> [3] - 54:22,</p>	<p><b>bet</b> [1] - 69:12 <b>better</b> [1] - 101:2 <b>between</b> [7] - 7:2, 7:3, 9:19, 9:22, 47:21, 83:1, 136:8 <b>beverage</b> [1] - 110:1 <b>beyond</b> [1] - 38:5 <b>BFE</b> [1] - 127:1 <b>bicentennial</b> [8] - 29:10, 29:16, 29:20, 30:23, 31:2, 31:3, 31:13, 33:10 <b>BID</b> [22] - 20:4, 21:20, 22:4, 22:6, 33:13, 33:18, 33:23, 35:22, 36:16, 38:4, 42:15, 42:17, 43:12, 45:3, 45:9, 46:4, 59:23, 59:24, 66:21, 79:17, 136:3, 139:25 <b>big</b> [6] - 13:7, 29:21, 55:7, 55:8, 71:11, 137:16 <b>bit</b> [12] - 2:15, 26:19, 27:13, 42:16, 43:11, 49:5, 49:20, 52:1, 63:16, 63:17, 97:5, 140:7 <b>bites</b> [1] - 94:11 <b>blank</b> [2] - 105:19, 105:23 <b>bliss</b> [3] - 26:3, 31:20, 32:14 <b>Bliss</b> [2] - 26:10, 28:10</p>	<p><b>BOARD</b> [249] - 1:5, 1:14, 3:12, 3:13, 3:17, 9:6, 9:7, 9:10, 10:2, 10:4, 10:15, 11:14, 11:24, 12:11, 12:15, 12:24, 13:24, 14:1, 14:3, 14:5, 14:7, 14:9, 14:11, 15:14, 17:3, 17:17, 17:19, 17:23, 18:2, 18:4, 18:6, 18:8, 19:1, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13, 19:23, 20:25, 21:3, 21:6, 21:8, 21:10, 21:12, 21:15, 22:21, 22:24, 23:1, 23:3, 23:5, 23:7, 23:9, 23:11, 24:25, 25:2, 25:4, 25:23, 26:1, 26:6, 26:13, 27:5, 27:20, 27:23, 28:2, 28:5, 28:14, 28:16, 28:20, 28:22, 28:24, 29:1, 29:3,</p>	<p>75:7, 75:9, 75:12, 75:14, 75:16, 75:20, 75:23, 75:25, 76:2, 76:4, 76:6, 76:8, 77:17, 78:4, 78:8, 78:10, 78:14, 78:16, 78:18, 78:20, 78:22, 78:24, 80:3, 80:6, 80:9, 80:14, 80:16, 80:18, 80:20, 80:22, 80:24, 81:1, 87:5, 94:1, 94:5, 94:7, 95:4, 96:5, 96:15, 97:2, 97:4, 97:8, 100:15, 103:2, 103:19, 103:23, 104:1, 105:10, 107:12, 108:9, 108:19, 108:21, 108:25, 109:4, 109:7, 111:17, 111:23, 112:18, 112:24, 113:16, 113:19, 117:3, 117:5, 117:25, 118:10, 119:2, 119:16, 119:19, 120:8, 121:5, 121:11, 121:13, 121:16, 121:23, 122:2, 122:5, 122:7, 122:14, 122:17, 122:19, 122:21, 122:23, 123:3, 124:7, 124:8, 124:10, 125:2, 125:4, 125:5, 125:9, 125:11, 125:13, 125:15, 125:17,</p>	<p>125:19, 125:21, 127:25, 128:4, 130:12, 130:15, 130:19, 131:3, 131:10, 131:13, 131:15, 131:17, 131:19, 131:21, 131:23 <b>Board</b> [8] - 1:16, 1:17, 1:17, 1:18, 1:18, 43:6, 49:3, 64:2 <b>board's</b> [1] - 82:8 <b>boat</b> [2] - 44:9 <b>bonds</b> [8] - 5:3, 5:4, 10:6, 10:7, 10:10, 11:5, 11:10 <b>book</b> [3] - 44:25, 54:17, 56:12 <b>borders</b> [1] - 103:18 <b>bottom</b> [3] - 51:7, 67:9, 127:23 <b>bound</b> [1] - 22:7 <b>boundaries</b> [9] - 85:25, 86:1, 86:22, 87:8, 94:20, 115:16, 119:10, 120:18, 122:9 <b>boundary</b> [15] - 44:4, 49:8, 49:11, 85:18, 86:2, 86:3, 86:16, 88:1, 108:15, 113:25, 114:2, 120:2, 120:7, 120:19 <b>Boyer</b> [50] - 3:5, 3:18, 9:10, 11:25, 13:10, 15:7, 16:21, 17:5, 19:16, 21:21, 22:19, 23:16, 24:22, 26:1, 29:11, 29:23, 31:12, 32:1, 32:9, 33:15, 40:16, 42:22, 50:24, 54:8, 55:16, 56:6, 56:8, 61:18, 63:15, 71:21, 72:20, 73:21, 82:2, 89:9, 90:4, 94:12, 98:19, 100:13, 109:19, 110:20, 121:13, 124:16, 126:6, 129:22, 130:3, 132:8, 135:17, 137:2, 139:18, 141:7 <b>BOYER</b> [57] - 1:21, 3:7, 3:19, 8:16, 9:2, 9:13, 10:6, 10:23, 15:8, 15:18, 17:9, 18:17, 22:2, 23:17, 25:12, 26:3, 28:18, 29:12, 30:24, 31:3, 33:16, 50:25, 51:4,</p>

<p>51:7, 56:9, 61:20, 65:22, 70:14, 71:4, 73:22, 77:24, 82:4, 82:11, 87:7, 90:14, 98:22, 110:22, 111:20, 112:6, 113:9, 119:25, 120:14, 121:19, 123:14, 123:21, 124:17, 126:7, 128:3, 128:6, 130:25, 131:4, 132:11, 135:22, 136:9, 136:20, 137:8, 139:20 <b>Boyer's</b> [2] - 57:17, 88:14 <b>brand</b> [1] - 129:2 <b>branding</b> [3] - 43:23, 61:21, 62:2 <b>BRAXTON</b> [1] - 1:15 <b>break</b> [2] - 93:13, 94:11 <b>breaks</b> [1] - 141:11 <b>bridge</b> [2] - 86:6, 88:6 <b>Bridge</b> [1] - 86:8 <b>brief</b> [4] - 40:21, 81:6, 117:5, 132:9 <b>briefly</b> [1] - 37:2 <b>bring</b> [6] - 30:16, 54:5, 93:11, 132:6, 136:16, 139:10 <b>bringing</b> [3] - 13:14, 13:19, 139:2 <b>broad</b> [1] - 42:25 <b>broader</b> [2] - 49:10, 100:22 <b>Brooklyn</b> [4] - 83:12, 91:2, 104:15, 111:20 <b>brought</b> [2] - 49:2, 102:19 <b>budget</b> [3] - 13:3, 13:8, 135:20 <b>Budget</b> [2] - 24:2, 136:21 <b>buffers</b> [1] - 87:20 <b>build</b> [3] - 39:5, 91:20, 95:23 <b>building</b> [23] - 29:18, 38:8, 39:8, 39:9, 76:23, 89:18, 89:20, 89:22, 89:23, 105:22, 106:1, 106:8, 106:14, 106:18, 106:24, 106:25, 107:23, 108:2, 108:8, 108:10, 127:5 <b>Building</b> [1] - 127:4 <b>buildings</b> [4] - 11:17,</p>	<p>25:22, 89:17, 109:10 <b>built</b> [5] - 106:16, 108:11, 109:1, 109:2, 109:24 <b>bullet</b> [2] - 27:14, 67:13 <b>burden</b> [4] - 6:17, 8:2, 134:17 <b>burdens</b> [1] - 105:3 <b>business</b> [8] - 14:15, 15:4, 18:16, 29:9, 33:12, 79:3, 123:7, 124:13 <b>Business</b> [1] - 78:1 <b>businesses</b> [2] - 98:6, 120:4 <b>businesses'</b> [1] - 120:21 <b>busy</b> [3] - 115:17, 115:19, 139:15 <b>buy</b> [1] - 100:9 <b>bylaws</b> [1] - 77:19</p>	<p><b>certain</b> [6] - 34:11, 38:13, 66:2, 95:9, 103:20, 138:21 <b>certainly</b> [4] - 35:3, 56:14, 120:18, 136:2 <b>certainty</b> [1] - 115:5 <b>CERTIFICATE</b> [1] - 142:1 <b>certify</b> [1] - 142:8 <b>cetera</b> [6] - 8:1, 23:25, 38:14, 50:1, 66:3, 110:2 <b>Chair</b> [17] - 1:15, 26:9, 45:8, 60:4, 61:14, 64:2, 67:17, 68:22, 69:22, 77:13, 77:24, 82:12, 97:7, 110:22, 123:18, 126:9, 138:9 <b>chair</b> [7] - 19:21, 36:5, 40:18, 50:9, 69:18, 118:8, 123:3 <b>chairman</b> [1] - 21:15 <b>CHAIRMAN</b> [250] - 2:3, 2:13, 2:22, 2:24, 3:9, 3:14, 3:18, 8:10, 8:21, 9:4, 9:8, 10:3, 10:14, 11:23, 12:10, 12:14, 12:23, 13:9, 13:25, 14:2, 14:4, 14:6, 14:8, 14:10, 14:12, 15:12, 16:21, 17:18, 17:22, 18:1, 18:3, 18:5, 18:7, 18:9, 18:21, 19:2, 19:4, 19:6, 19:8, 19:10, 19:12, 19:14, 20:20, 21:2, 21:5, 21:7, 21:9, 21:11, 21:13, 21:16, 22:19, 22:22, 22:25, 23:2, 23:4, 23:6, 23:8, 23:10, 23:12, 24:22, 25:1, 25:3, 25:25, 27:22, 28:1, 28:4, 28:7, 28:12, 28:15, 28:21, 28:23, 28:25, 29:2, 29:4, 29:6, 29:23, 30:4, 30:10, 30:12, 30:19, 30:21, 31:20, 31:23, 32:4, 32:18, 32:21, 32:23, 32:25, 33:2, 33:4, 33:6, 33:8, 40:16, 45:5, 50:23, 54:8, 56:3, 56:16, 56:22, 56:25, 57:14, 58:25, 60:16, 60:21, 60:23, 61:7, 62:15, 62:24, 63:4, 66:11, 66:15, 66:18, 68:11, 69:21,</p>	<p>70:21, 71:21, 72:1, 72:3, 72:5, 72:7, 72:10, 72:12, 72:14, 73:6, 73:8, 73:10, 73:12, 73:14, 73:16, 74:14, 75:2, 75:8, 75:11, 75:13, 75:15, 75:18, 75:21, 75:24, 76:1, 76:3, 76:5, 76:7, 76:9, 77:10, 77:15, 78:6, 78:11, 78:15, 78:17, 78:19, 78:21, 78:23, 78:25, 80:1, 80:4, 80:7, 80:10, 80:15, 80:17, 80:19, 80:21, 80:23, 80:25, 81:2, 81:7, 81:11, 81:17, 81:24, 82:8, 88:12, 93:6, 94:4, 94:6, 94:10, 95:19, 96:11, 96:17, 97:3, 97:6, 98:18, 100:12, 100:16, 101:23, 102:18, 103:1, 103:4, 103:21, 105:9, 108:17, 108:20, 108:22, 109:5, 112:23, 112:25, 113:14, 113:18, 115:21, 117:1, 117:4, 117:23, 118:7, 118:24, 119:3, 119:18, 120:22, 121:10, 121:12, 121:15, 121:25, 122:3, 122:6, 122:11, 122:16, 122:18, 122:20, 122:22, 122:24, 123:5, 123:7, 123:24, 124:9, 124:11, 124:25, 125:3, 125:6, 125:10, 125:12, 125:14, 125:16, 125:18, 125:20, 125:22, 128:2, 129:22, 130:14, 130:16, 131:6, 131:11, 131:14, 131:16, 131:18, 131:20, 131:22, 131:24, 135:17, 136:8, 136:10, 137:2, 139:9, 141:7 <b>Chairman</b> [15] - 1:15, 2:18, 3:19, 33:16, 56:9, 57:9, 60:15, 73:22, 76:14, 79:9,</p>	<p>97:2, 101:21, 123:6, 123:21, 124:17 <b>challenge</b> [1] - 49:5 <b>challenges</b> [1] - 91:22 <b>chance</b> [1] - 124:5 <b>change</b> [28] - 42:20, 47:4, 49:15, 50:4, 52:9, 52:14, 52:22, 58:1, 58:2, 58:20, 58:21, 73:25, 74:7, 84:25, 96:2, 96:13, 97:12, 103:5, 104:25, 112:16, 116:3, 116:14, 117:20, 119:12, 120:25, 131:7 <b>changed</b> [7] - 43:13, 46:6, 46:8, 46:15, 48:12, 100:23, 127:1 <b>changes</b> [25] - 33:24, 34:6, 34:11, 35:7, 40:6, 40:14, 40:21, 42:23, 45:1, 50:22, 52:10, 55:13, 56:7, 59:2, 71:18, 72:21, 78:3, 84:4, 85:8, 92:24, 99:23, 108:13, 119:7, 126:19 <b>changing</b> [7] - 4:11, 32:8, 95:17, 96:20, 101:16, 112:4, 118:1 <b>chart</b> [2] - 20:14, 137:10 <b>Chief</b> [2] - 1:21, 77:4 <b>CHISHOLM</b> [6] - 1:23, 2:18, 51:3, 51:6, 88:10, 123:18 <b>Chisholm</b> [3] - 2:16, 50:25, 87:13 <b>choice</b> [1] - 99:6 <b>choose</b> [1] - 88:3 <b>chose</b> [1] - 120:4 <b>Chris</b> [1] - 4:15 <b>church</b> [1] - 104:16 <b>CIP</b> [4] - 38:25, 44:18, 53:6, 54:3 <b>circled</b> [1] - 113:17 <b>circular</b> [1] - 52:14 <b>circulated</b> [3] - 47:5, 47:10, 50:2 <b>Citrano</b> [29] - 12:23, 14:10, 15:13, 18:7, 18:25, 20:20, 21:14, 21:17, 22:23, 28:4, 29:4, 31:23, 32:18, 68:12, 68:23, 72:12, 73:14, 74:17, 75:22, 80:25, 82:18, 118:7, 118:24, 119:3,</p>
<b>C</b>		<p><b>calendar</b> [1] - 31:13 <b>capacity</b> [2] - 24:19, 127:16 <b>capital</b> [2] - 39:5, 133:7 <b>capture</b> [1] - 49:10 <b>captures</b> [1] - 49:8 <b>card</b> [1] - 2:21 <b>care</b> [3] - 132:2, 133:3, 133:4 <b>CAROL</b> [1] - 1:15 <b>Carter</b> [3] - 76:11, 76:15, 140:25 <b>cascade</b> [1] - 102:15 <b>case</b> [6] - 17:12, 22:3, 92:4, 106:9, 107:20, 116:24 <b>cases</b> [1] - 88:5 <b>cash</b> [1] - 5:17 <b>catalyst</b> [1] - 44:13 <b>catch</b> [1] - 131:6 <b>catching</b> [1] - 19:16 <b>categories</b> [1] - 20:15 <b>category</b> [1] - 37:18 <b>caution</b> [1] - 112:10 <b>celebrating</b> [1] - 29:21 <b>celebration</b> [2] - 29:21, 31:6 <b>center</b> [3] - 44:14, 92:16, 105:19 <b>Central</b> [2] - 67:18, 68:4 <b>CEO</b> [5] - 26:10, 30:15, 42:22, 76:19, 77:19</p>	<p>70:21, 71:21, 72:1, 72:3, 72:5, 72:7, 72:10, 72:12, 72:14, 73:6, 73:8, 73:10, 73:12, 73:14, 73:16, 74:14, 75:2, 75:8, 75:11, 75:13, 75:15, 75:18, 75:21, 75:24, 76:1, 76:3, 76:5, 76:7, 76:9, 77:10, 77:15, 78:6, 78:11, 78:15, 78:17, 78:19, 78:21, 78:23, 78:25, 80:1, 80:4, 80:7, 80:10, 80:15, 80:17, 80:19, 80:21, 80:23, 80:25, 81:2, 81:7, 81:11, 81:17, 81:24, 82:8, 88:12, 93:6, 94:4, 94:6, 94:10, 95:19, 96:11, 96:17, 97:3, 97:6, 98:18, 100:12, 100:16, 101:23, 102:18, 103:1, 103:4, 103:21, 105:9, 108:17, 108:20, 108:22, 109:5, 112:23, 112:25, 113:14, 113:18, 115:21, 117:1, 117:4, 117:23, 118:7, 118:24, 119:3, 119:18, 120:22, 121:10, 121:12, 121:15, 121:25, 122:3, 122:6, 122:11, 122:16, 122:18, 122:20, 122:22, 122:24, 123:5, 123:7, 123:24, 124:9, 124:11, 124:25, 125:3, 125:6, 125:10, 125:12, 125:14, 125:16, 125:18, 125:20, 125:22, 128:2, 129:22, 130:14, 130:16, 131:6, 131:11, 131:14, 131:16, 131:18, 131:20, 131:22, 131:24, 135:17, 136:8, 136:10, 137:2, 139:9, 141:7 <b>Chairman</b> [15] - 1:15, 2:18, 3:19, 33:16, 56:9, 57:9, 60:15, 73:22, 76:14, 79:9,</p>	<p>97:2, 101:21, 123:6, 123:21, 124:17 <b>challenge</b> [1] - 49:5 <b>challenges</b> [1] - 91:22 <b>chance</b> [1] - 124:5 <b>change</b> [28] - 42:20, 47:4, 49:15, 50:4, 52:9, 52:14, 52:22, 58:1, 58:2, 58:20, 58:21, 73:25, 74:7, 84:25, 96:2, 96:13, 97:12, 103:5, 104:25, 112:16, 116:3, 116:14, 117:20, 119:12, 120:25, 131:7 <b>changed</b> [7] - 43:13, 46:6, 46:8, 46:15, 48:12, 100:23, 127:1 <b>changes</b> [25] - 33:24, 34:6, 34:11, 35:7, 40:6, 40:14, 40:21, 42:23, 45:1, 50:22, 52:10, 55:13, 56:7, 59:2, 71:18, 72:21, 78:3, 84:4, 85:8, 92:24, 99:23, 108:13, 119:7, 126:19 <b>changing</b> [7] - 4:11, 32:8, 95:17, 96:20, 101:16, 112:4, 118:1 <b>chart</b> [2] - 20:14, 137:10 <b>Chief</b> [2] - 1:21, 77:4 <b>CHISHOLM</b> [6] - 1:23, 2:18, 51:3, 51:6, 88:10, 123:18 <b>Chisholm</b> [3] - 2:16, 50:25, 87:13 <b>choice</b> [1] - 99:6 <b>choose</b> [1] - 88:3 <b>chose</b> [1] - 120:4 <b>Chris</b> [1] - 4:15 <b>church</b> [1] - 104:16 <b>CIP</b> [4] - 38:25, 44:18, 53:6, 54:3 <b>circled</b> [1] - 113:17 <b>circular</b> [1] - 52:14 <b>circulated</b> [3] - 47:5, 47:10, 50:2 <b>Citrano</b> [29] - 12:23, 14:10, 15:13, 18:7, 18:25, 20:20, 21:14, 21:17, 22:23, 28:4, 29:4, 31:23, 32:18, 68:12, 68:23, 72:12, 73:14, 74:17, 75:22, 80:25, 82:18, 118:7, 118:24, 119:3,</p>



<p>119:15, 122:3, 125:7, 125:20, 131:11 <b>CITRANO</b> [33] - 1:16, 12:24, 14:11, 15:14, 18:8, 19:1, 19:23, 21:15, 22:24, 28:5, 29:5, 31:24, 32:20, 68:13, 69:8, 69:14, 72:13, 73:15, 74:18, 75:23, 81:1, 97:2, 97:4, 97:8, 118:10, 119:16, 119:19, 120:8, 121:5, 122:5, 125:5, 125:21, 131:13 <b>Citrano's</b> [2] - 99:4, 100:13 <b>City</b> [51] - 4:3, 4:25, 5:2, 5:9, 6:1, 8:14, 8:18, 8:25, 11:3, 13:11, 22:5, 24:9, 24:14, 25:6, 25:17, 29:18, 37:13, 39:5, 39:15, 39:25, 44:18, 53:6, 53:11, 54:3, 71:13, 71:14, 72:23, 74:5, 83:21, 93:17, 96:19, 97:10, 97:13, 98:20, 100:19, 101:15, 102:14, 103:4, 103:12, 104:22, 104:25, 108:12, 114:7, 116:2, 116:9, 116:10, 116:12, 117:12, 119:12, 120:24, 121:1 <b>city</b> [1] - 12:7 <b>CITY</b> [1] - 1:1 <b>City's</b> [4] - 38:12, 38:17, 41:19, 42:4 <b>city's</b> [1] - 31:8 <b>City-owned</b> [1] - 11:3 <b>civic</b> [2] - 130:21, 130:23 <b>clarification</b> [2] - 47:1, 67:12 <b>clarified</b> [5] - 41:17, 41:22, 42:11, 44:12, 46:20 <b>clarifies</b> [1] - 44:16 <b>clarify</b> [3] - 47:11, 62:25, 84:21 <b>clarity</b> [3] - 43:17, 44:1, 44:17 <b>classified</b> [1] - 114:14 <b>clause</b> [2] - 35:16, 63:2 <b>cleanup</b> [1] - 71:5</p>	<p><b>clear</b> [11] - 7:20, 8:11, 35:5, 45:22, 46:13, 56:16, 95:19, 119:5, 120:23, 121:25, 122:11 <b>clearing</b> [1] - 49:25 <b>clearly</b> [3] - 43:12, 106:1, 113:24 <b>client</b> [2] - 57:9, 97:22 <b>CliffsNotes</b> [1] - 140:17 <b>climactic</b> [1] - 31:9 <b>close</b> [3] - 111:1, 120:3, 126:3 <b>closely</b> [2] - 106:23, 107:4 <b>closing</b> [3] - 5:1, 9:16, 9:23 <b>clubs</b> [1] - 44:9 <b>code</b> [3] - 67:16, 68:5, 107:17 <b>Code</b> [1] - 41:22 <b>codes</b> [4] - 26:15, 26:17, 26:22, 27:3 <b>collector</b> [2] - 114:18 <b>collectors</b> [1] - 114:15 <b>color</b> [2] - 106:8, 114:22 <b>column</b> [1] - 53:10 <b>combative</b> [1] - 84:8 <b>comfortable</b> [2] - 92:21, 110:23 <b>coming</b> [15] - 12:17, 20:22, 29:22, 32:8, 46:18, 51:15, 52:2, 62:11, 64:17, 92:8, 133:1, 139:24, 141:1, 141:3 <b>commenced</b> [1] - 38:8 <b>commencing</b> [1] - 1:9 <b>comment</b> [25] - 2:17, 2:20, 8:13, 13:22, 18:24, 19:25, 20:12, 21:19, 55:9, 57:3, 78:5, 88:14, 93:18, 95:1, 95:2, 96:23, 99:4, 100:20, 100:21, 101:14, 117:1, 118:25, 130:18, 131:9 <b>commentary</b> [1] - 30:13 <b>commenting</b> [1] - 116:1 <b>comments</b> [54] - 2:19, 9:8, 13:5, 13:10, 17:2, 17:25, 18:8, 18:18, 20:10, 20:21, 20:24, 22:20, 28:3, 28:6, 28:8, 28:13,</p>	<p>30:1, 30:7, 30:11, 30:18, 30:20, 31:22, 32:15, 34:12, 40:15, 46:14, 50:21, 53:1, 54:4, 55:13, 60:25, 62:14, 69:15, 70:24, 74:21, 75:6, 75:9, 75:12, 75:14, 75:16, 75:19, 80:8, 90:1, 93:17, 99:24, 100:13, 108:24, 109:6, 109:8, 115:22, 118:9, 132:9, 132:12, 141:17 <b>commercial</b> [2] - 38:13, 61:5 <b>Commercial</b> [1] - 39:19 <b>Commission</b> [5] - 102:1, 102:2, 102:6, 102:10, 102:12 <b>commit</b> [1] - 14:21 <b>commitment</b> [3] - 54:16, 55:6, 60:6 <b>Committee</b> [9] - 15:2, 15:10, 24:3, 85:11, 98:23, 112:22, 129:19, 136:22, 138:11 <b>committee</b> [27] - 13:2, 15:11, 16:23, 17:24, 19:22, 19:24, 20:17, 20:22, 28:19, 29:14, 29:25, 37:9, 74:19, 87:10, 87:18, 90:17, 93:12, 101:12, 102:20, 109:8, 112:19, 112:20, 130:6, 138:9, 138:16, 138:23, 139:4 <b>committees</b> [3] - 116:9, 138:16, 138:18 <b>common</b> [1] - 39:12 <b>community</b> [1] - 96:13 <b>COMMUNITY</b> [1] - 1:2 <b>Community</b> [5] - 2:25, 52:4, 83:6, 123:8, 126:4 <b>companies</b> [1] - 76:16 <b>company</b> [3] - 11:7, 76:20, 88:21 <b>comparison</b> [1] - 8:4 <b>competing</b> [2] - 27:16, 120:4 <b>compiled</b> [1] - 33:22 <b>complete</b> [3] - 6:11, 101:10, 142:10</p>	<p><b>completed</b> [1] - 126:23 <b>completion</b> [7] - 38:7, 43:8, 43:15, 64:6, 64:17, 128:23, 129:4 <b>complex</b> [2] - 93:9, 139:14 <b>compliance</b> [1] - 16:20 <b>complied</b> [4] - 16:2, 16:4, 89:13, 89:14 <b>complies</b> [3] - 38:16, 51:3, 51:6 <b>compliments</b> [1] - 69:15 <b>comply</b> [1] - 17:15 <b>component</b> [3] - 50:7, 50:13, 69:1 <b>comprehensive</b> [1] - 140:3 <b>comprehensively</b> [1] - 42:25 <b>compromise</b> [1] - 112:13 <b>concept</b> [6] - 24:17, 86:4, 87:23, 127:15, 127:18, 138:19 <b>concepts</b> [1] - 34:16 <b>concern</b> [7] - 57:18, 58:6, 58:13, 59:2, 89:4, 90:5, 116:4 <b>concerns</b> [5] - 58:22, 61:8, 84:10, 130:11, 130:13 <b>concession</b> [2] - 58:20, 58:21 <b>conditions</b> [2] - 97:13, 126:12 <b>condominiums</b> [1] - 91:11 <b>conduct</b> [1] - 101:11 <b>conducted</b> [1] - 93:22 <b>configuration</b> [1] - 97:25 <b>confine</b> [1] - 55:13 <b>confirm</b> [1] - 20:5 <b>confirming</b> [2] - 8:19, 38:20 <b>conflict</b> [1] - 61:22 <b>confuse</b> [1] - 116:18 <b>confusion</b> [1] - 41:2 <b>congratulate</b> [1] - 11:25 <b>congratulated</b> [1] - 62:22 <b>congratulations</b> [1] - 12:16 <b>conjunction</b> [1] - 136:2 <b>consent</b> [2] - 138:20,</p>	<p>138:24 <b>conservative</b> [1] - 5:14 <b>consider</b> [13] - 30:15, 36:8, 58:11, 93:8, 93:9, 94:16, 100:21, 103:13, 103:14, 117:17, 118:21, 123:13, 131:4 <b>consideration</b> [4] - 17:8, 74:7, 74:12, 116:6 <b>considering</b> [1] - 58:17 <b>consistency</b> [1] - 36:17 <b>consistent</b> [6] - 5:10, 21:23, 21:24, 25:15, 41:12, 77:11 <b>constructed</b> [1] - 107:1 <b>construction</b> [5] - 24:9, 25:9, 53:4, 106:15, 113:6 <b>consultants</b> [1] - 51:19 <b>consuming</b> [1] - 55:5 <b>contemplated</b> [1] - 53:20 <b>contemplates</b> [1] - 99:10 <b>content</b> [3] - 20:13, 23:21, 23:24 <b>context</b> [5] - 86:11, 97:5, 98:17, 104:18, 116:23 <b>continue</b> [7] - 4:24, 27:12, 31:16, 56:6, 72:22, 74:24, 90:12 <b>continues</b> [2] - 76:19, 84:4 <b>contracting</b> [2] - 38:20, 134:1 <b>contributing</b> [1] - 53:14 <b>contribution</b> [9] - 23:19, 29:10, 29:15, 29:16, 33:10, 124:15, 124:19, 124:20, 124:22 <b>contributions</b> [1] - 24:11 <b>control</b> [7] - 5:1, 5:25, 6:9, 6:11, 6:16, 10:1, 133:23 <b>convention</b> [1] - 44:14 <b>conversation</b> [8] - 50:6, 89:11, 90:5, 90:9, 90:13, 104:10, 104:18, 116:24</p>
---	--	---	--	--

<p><b>conversations</b> [5] - 82:23, 85:5, 89:8, 89:10, 89:25</p> <p><b>coordinate</b> [1] - 134:24</p> <p><b>coordinated</b> [2] - 39:1, 62:9</p> <p><b>coordinator</b> [1] - 133:8</p> <p><b>copy</b> [6] - 3:25, 33:22, 35:14, 36:7, 128:7, 132:23</p> <p><b>core</b> [2] - 11:16, 135:9</p> <p><b>Core</b> [3] - 67:18, 68:4, 98:9</p> <p><b>corner</b> [2] - 105:17, 115:1</p> <p><b>corporate</b> [1] - 31:15</p> <p><b>correct</b> [21] - 8:15, 8:16, 10:22, 10:23, 17:9, 31:12, 48:12, 60:3, 60:5, 63:3, 63:4, 63:24, 65:11, 77:12, 96:4, 97:20, 107:14, 112:23, 113:8, 113:9, 130:25</p> <p><b>correcting</b> [1] - 132:3</p> <p><b>corrections</b> [2] - 36:15, 41:10</p> <p><b>correctly</b> [1] - 86:7</p> <p><b>correspond</b> [1] - 130:22</p> <p><b>cost</b> [6] - 5:23, 38:23, 39:14, 57:19, 60:10, 89:20</p> <p><b>CoStar</b> [3] - 49:7, 49:18, 49:22</p> <p><b>costs</b> [1] - 48:4</p> <p><b>Council</b> [42] - 4:4, 8:14, 8:18, 8:25, 22:5, 24:9, 24:15, 25:7, 25:18, 36:18, 36:23, 37:13, 37:21, 38:24, 39:25, 71:3, 71:14, 71:15, 72:23, 83:21, 93:17, 96:20, 97:11, 97:14, 98:21, 100:19, 101:15, 102:14, 103:4, 103:12, 104:22, 104:25, 108:13, 114:7, 116:2, 116:9, 116:10, 116:12, 117:12, 119:12, 120:24, 121:1</p> <p><b>council</b> [4] - 84:14, 99:2, 119:25, 140:14</p> <p><b>Counsel</b> [4] - 1:22, 4:16, 12:1, 114:5</p> <p><b>Counsel's</b> [1] - 13:13</p>	<p><b>count</b> [7] - 65:4, 69:3, 70:2, 70:4, 74:8, 125:23</p> <p><b>counts</b> [1] - 68:24</p> <p><b>COUNTY</b> [1] - 142:4</p> <p><b>couple</b> [4] - 35:10, 53:25, 57:12, 91:9</p> <p><b>course</b> [2] - 27:10, 76:20</p> <p><b>cover</b> [2] - 133:5, 133:10</p> <p><b>covered</b> [2] - 34:16, 115:13</p> <p><b>COVID</b> [12] - 17:6, 50:7, 50:13, 51:10, 55:17, 57:4, 58:18, 60:17, 63:2, 69:1, 72:9, 72:25</p> <p><b>COVID-recovery</b> [1] - 50:7</p> <p><b>CRA</b> [18] - 20:4, 20:8, 20:9, 21:20, 33:13, 33:18, 33:23, 36:15, 38:6, 41:6, 42:10, 66:21, 79:18, 97:16, 122:9, 132:7, 136:3, 139:25</p> <p><b>CRAIG</b> [1] - 1:17</p> <p><b>cram</b> [1] - 102:20</p> <p><b>CRAs</b> [3] - 41:1, 41:3, 41:20</p> <p><b>cream</b> [1] - 110:3</p> <p><b>create</b> [2] - 120:19, 140:12</p> <p><b>created</b> [1] - 65:23</p> <p><b>creating</b> [1] - 120:18</p> <p><b>creation</b> [1] - 38:14</p> <p><b>Crescimbeni</b> [1] - 15:6</p> <p><b>criteria</b> [14] - 38:4, 38:17, 71:19, 104:23, 107:16, 108:5, 126:12, 127:21, 128:11, 128:20, 129:6, 129:8, 129:10, 132:5</p> <p><b>CRP</b> [4] - 50:4, 50:7, 50:13, 54:6</p> <p><b>CubeSmart</b> [2] - 88:25, 105:20</p> <p><b>current</b> [23] - 5:19, 7:16, 9:17, 20:9, 21:22, 21:24, 24:11, 37:22, 60:19, 64:6, 84:3, 85:23, 87:12, 90:21, 91:1, 95:20, 96:11, 109:12, 109:13, 113:20, 121:3, 137:9</p> <p><b>cut</b> [2] - 136:12, 141:5</p>	<p><b>cutting</b> [1] - 137:23</p> <p><b>cycle</b> [1] - 71:6</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>data</b> [2] - 49:11, 62:12</p> <p><b>date</b> [7] - 10:9, 11:4, 31:4, 31:7, 41:3, 102:2, 102:3</p> <p><b>DATED</b> [1] - 142:15</p> <p><b>dates</b> [1] - 102:15</p> <p><b>DAVID</b> [1] - 1:18</p> <p><b>day-to-day</b> [1] - 135:3</p> <p><b>days</b> [1] - 54:11</p> <p><b>DDRB</b> [14] - 83:8, 83:13, 84:18, 84:24, 85:8, 89:3, 90:2, 92:24, 99:24, 101:25, 105:24, 107:19, 107:21</p> <p><b>DDRB's</b> [1] - 108:7</p> <p><b>deal</b> [9] - 9:12, 9:21, 12:4, 12:7, 13:6, 13:11, 20:11, 95:6, 133:25</p> <p><b>dealing</b> [1] - 12:2</p> <p><b>deals</b> [1] - 137:24</p> <p><b>debate</b> [3] - 92:19, 93:5, 107:19</p> <p><b>decide</b> [5] - 33:17, 95:1, 97:11, 116:3, 117:13</p> <p><b>decided</b> [2] - 39:16, 140:11</p> <p><b>decision</b> [3] - 37:17, 52:11, 63:11</p> <p><b>decision-maker</b> [1] - 52:11</p> <p><b>deduct</b> [1] - 128:20</p> <p><b>deduction</b> [3] - 128:9, 128:16, 128:19</p> <p><b>deeper</b> [1] - 116:9</p> <p><b>default</b> [3] - 46:21, 46:22, 46:25</p> <p><b>defer</b> [4] - 14:19, 22:8, 51:21, 136:23</p> <p><b>deferred</b> [2] - 98:24, 99:1</p> <p><b>defers</b> [1] - 102:11</p> <p><b>deficient</b> [1] - 11:18</p> <p><b>define</b> [1] - 59:13</p> <p><b>defined</b> [2] - 59:14, 85:18</p> <p><b>definitely</b> [2] - 12:4, 68:6</p> <p><b>delegated</b> [1] - 41:21</p> <p><b>delegating</b> [2] - 38:2, 38:9</p> <p><b>delegation</b> [1] - 37:12</p> <p><b>delete</b> [2] - 84:1, 112:8</p>	<p><b>deleted</b> [3] - 61:13, 62:10, 129:9</p> <p><b>deletion</b> [2] - 131:1, 131:2</p> <p><b>deliver</b> [1] - 65:25</p> <p><b>deliverable</b> [1] - 7:25</p> <p><b>demand</b> [10] - 91:12, 91:14, 95:13, 98:4, 100:7, 112:1, 117:15, 118:12, 118:20, 120:10</p> <p><b>demands</b> [1] - 115:2</p> <p><b>demolish</b> [1] - 6:14</p> <p><b>denial</b> [2] - 83:20, 84:9</p> <p><b>density</b> [3] - 68:1, 118:15, 118:16</p> <p><b>Department</b> [2] - 102:7, 133:1</p> <p><b>described</b> [1] - 60:11</p> <p><b>describes</b> [1] - 83:19</p> <p><b>description</b> [1] - 127:14</p> <p><b>descriptions</b> [1] - 135:9</p> <p><b>deserves</b> [1] - 137:4</p> <p><b>design</b> [16] - 23:24, 24:13, 25:10, 83:15, 89:5, 92:24, 99:23, 100:5, 110:7, 110:9, 110:15, 110:19, 112:17, 126:22, 127:20, 129:7</p> <p><b>designation</b> [1] - 25:17</p> <p><b>designed</b> [1] - 106:16</p> <p><b>designing</b> [1] - 23:21</p> <p><b>designs</b> [1] - 105:11</p> <p><b>desirable</b> [1] - 44:10</p> <p><b>desire</b> [2] - 10:22, 79:22</p> <p><b>details</b> [1] - 31:16</p> <p><b>determine</b> [1] - 63:22</p> <p><b>determined</b> [1] - 63:25</p> <p><b>develop</b> [1] - 97:22</p> <p><b>developable</b> [1] - 120:6</p> <p><b>developed</b> [1] - 88:23</p> <p><b>developer</b> [20] - 39:1, 39:5, 45:14, 45:21, 47:14, 48:3, 53:13, 60:6, 79:12, 79:16, 88:24, 95:22, 96:3, 96:6, 96:12, 102:22, 105:2, 107:3, 128:24, 128:25</p> <p><b>developers</b> [2] - 68:10, 95:23</p> <p><b>developing</b> [2] - 11:19, 118:3</p> <p><b>development</b> [26] -</p>	<p>10:21, 35:23, 48:4, 60:10, 64:4, 94:19, 96:4, 96:14, 96:21, 100:8, 100:24, 101:16, 101:19, 103:6, 103:9, 103:15, 109:15, 113:7, 116:14, 119:11, 119:23, 123:9, 126:14, 126:15, 129:1</p> <p><b>Development</b> [2] - 1:22, 24:6</p> <p><b>developments</b> [2] - 39:4, 93:22</p> <p><b>deviation</b> [2] - 128:13, 128:16</p> <p><b>device</b> [1] - 27:1</p> <p><b>DIA</b> [29] - 1:21, 1:22, 4:25, 5:18, 6:1, 8:3, 10:17, 23:23, 35:22, 36:13, 37:16, 38:2, 38:10, 38:15, 38:18, 41:16, 42:11, 44:3, 49:8, 49:11, 68:7, 84:2, 84:17, 84:21, 84:24, 85:13, 124:21, 133:13, 136:4</p> <p><b>Diane</b> [3] - 1:11, 142:7, 142:18</p> <p><b>Diebenow</b> [13] - 14:21, 81:7, 81:10, 85:4, 85:10, 88:13, 88:18, 97:20, 98:25, 102:19, 105:9, 115:22, 116:15</p> <p><b>DIEBENOW</b> [13] - 81:16, 81:23, 88:17, 101:21, 101:24, 102:25, 104:3, 105:13, 107:14, 109:2, 113:22, 116:17, 123:6</p> <p><b>Diebenow's</b> [3] - 14:17, 91:7, 120:2</p> <p><b>difference</b> [3] - 9:19, 9:22, 47:21</p> <p><b>different</b> [2] - 107:22, 110:12</p> <p><b>differently</b> [2] - 17:10, 118:11</p> <p><b>difficult</b> [2] - 13:11, 13:17</p> <p><b>digest</b> [2] - 98:12, 98:14</p> <p><b>diligence</b> [1] - 76:22</p> <p><b>diminishing</b> [1] - 139:21</p> <p><b>direct</b> [2] - 21:22, 95:9</p>
---	--	--	--	---

<p><b>direction</b> [2] - 11:21, 129:3  <b>directly</b> [4] - 42:10, 43:5, 65:16, 69:7  <b>Director</b> [1] - 1:22  <b>director's</b> [2] - 132:9, 132:12  <b>disagreements</b> [1] - 82:25  <b>disbursement</b> [4] - 16:9, 38:23, 39:14, 74:4  <b>discover</b> [2] - 77:7, 79:24  <b>discuss</b> [5] - 4:11, 8:22, 36:25, 82:21, 138:8  <b>discussed</b> [7] - 8:6, 17:23, 37:2, 37:7, 48:17, 82:13, 101:9  <b>discussing</b> [1] - 26:17  <b>discussion</b> [23] - 4:10, 9:5, 20:2, 32:5, 32:7, 50:11, 52:15, 55:21, 57:1, 74:19, 77:16, 78:13, 82:19, 86:3, 93:24, 97:5, 98:3, 114:4, 116:8, 116:12, 125:8, 139:1, 139:3  <b>discussions</b> [3] - 51:12, 63:7, 88:15  <b>disposition</b> [12] - 37:8, 37:17, 37:18, 37:23, 42:13, 46:2, 51:25, 52:3, 52:7, 52:12, 123:10, 134:11  <b>Disposition</b> [4] - 74:1, 76:17, 126:13, 129:21  <b>dispositions</b> [1] - 134:14  <b>dispute</b> [1] - 91:10  <b>distance</b> [2] - 104:13, 115:2  <b>distilled</b> [1] - 108:2  <b>distract</b> [1] - 134:7  <b>distributed</b> [4] - 56:11, 85:20, 87:10, 90:16  <b>distribution</b> [1] - 87:15  <b>district</b> [6] - 25:17, 83:13, 104:17, 109:15, 111:9, 121:22  <b>District</b> [7] - 11:4, 11:5, 53:8, 67:18, 67:19, 86:13, 137:18</p>	<p><b>districts</b> [8] - 67:21, 85:15, 104:13, 104:19, 109:16, 111:18, 119:10, 121:18  <b>ditto</b> [1] - 21:6  <b>document</b> [9] - 45:10, 59:14, 62:18, 69:10, 88:10, 105:16, 129:18, 140:4, 140:14  <b>document's</b> [1] - 4:7  <b>documents</b> [8] - 8:1, 36:11, 36:17, 41:11, 103:24, 104:2, 105:5, 106:6  <b>dollars</b> [6] - 24:5, 24:10, 37:10, 37:15, 39:18, 52:13  <b>dominant</b> [2] - 27:3, 27:14  <b>done</b> [8] - 12:3, 12:8, 13:6, 54:19, 66:25, 79:11, 101:2, 119:22  <b>dorm</b> [1] - 15:25  <b>doughnut</b> [2] - 115:9, 115:11  <b>down</b> [9] - 8:15, 51:5, 70:6, 78:1, 83:23, 90:7, 93:13, 94:11, 108:2  <b>downloadable</b> [1] - 27:11  <b>downside</b> [1] - 9:24  <b>Downtown</b> [11] - 2:4, 24:5, 40:7, 41:8, 83:5, 84:3, 85:18, 123:22, 124:1, 124:20, 126:2  <b>DOWNTOWN</b> [1] - 1:4  <b>downtown</b> [68] - 10:17, 11:16, 13:8, 18:11, 18:12, 23:23, 24:7, 27:19, 51:16, 51:17, 58:3, 58:11, 61:5, 63:6, 63:12, 74:10, 74:13, 75:1, 83:11, 84:6, 85:14, 85:18, 85:25, 86:1, 86:24, 90:7, 90:20, 90:25, 91:4, 91:19, 92:13, 93:21, 94:20, 94:22, 94:23, 95:22, 95:24, 96:21, 96:24, 97:1, 98:4, 100:9, 100:23, 101:7, 101:17, 101:19, 103:6, 103:14, 103:16, 103:18, 104:15, 108:11,</p>	<p>109:24, 114:14, 115:12, 117:19, 118:4, 118:12, 120:12, 120:16, 120:17, 120:21, 121:18, 121:19, 121:22, 122:9, 133:7, 134:5  <b>DPRP</b> [3] - 46:15, 46:21, 46:24  <b>draft</b> [1] - 99:9  <b>drafted</b> [2] - 56:5, 71:9  <b>draw</b> [1] - 118:19  <b>drawing</b> [1] - 107:2  <b>drawings</b> [1] - 111:3  <b>drawn</b> [1] - 119:21  <b>Drive</b> [2] - 88:19, 127:6  <b>drive</b> [2] - 50:16, 50:17  <b>driven</b> [1] - 89:25  <b>drops</b> [1] - 70:6  <b>due</b> [2] - 76:22, 98:22  <b>duPont</b> [2] - 36:3, 135:4  <b>duration</b> [2] - 40:25, 41:6  <b>during</b> [1] - 16:6  <b>DUVAL</b> [1] - 142:4  <b>Duval</b> [2] - 73:20, 74:3  <b>DVI</b> [6] - 64:24, 73:20, 74:2, 74:8, 134:24, 138:4</p>	<p>55:5, 66:21, 69:16, 137:5  <b>efforts</b> [4] - 43:18, 43:21, 43:24, 44:24  <b>eight</b> [7] - 14:14, 18:14, 19:15, 23:12, 29:7, 33:9, 54:11  <b>eight-zero</b> [5] - 18:14, 19:15, 23:12, 29:7, 33:9  <b>either</b> [11] - 8:23, 9:18, 51:20, 58:17, 58:23, 60:9, 64:5, 89:22, 114:6, 135:1, 138:21  <b>elaborate</b> [1] - 67:6  <b>electronic</b> [2] - 27:6, 27:8  <b>elevated</b> [2] - 86:6, 86:13  <b>elevation</b> [1] - 105:18  <b>elevator</b> [1] - 134:1  <b>eligible</b> [10] - 45:12, 45:16, 45:20, 45:23, 47:2, 48:1, 52:23, 53:13, 59:20, 68:20  <b>eliminated</b> [1] - 83:18  <b>email</b> [2] - 34:22, 47:5  <b>emails</b> [1] - 6:4  <b>embedded</b> [1] - 42:6  <b>Emerald</b> [1] - 61:24  <b>emerge</b> [1] - 31:16  <b>emerged</b> [1] - 27:16  <b>emphasis</b> [1] - 34:23  <b>empower</b> [1] - 31:25  <b>empty</b> [1] - 116:21  <b>enabled</b> [1] - 27:10  <b>encourage</b> [1] - 62:7  <b>encouraged</b> [1] - 51:13  <b>encouraging</b> [2] - 18:10, 99:20  <b>end</b> [10] - 7:2, 14:25, 15:23, 45:18, 49:21, 49:23, 51:9, 58:13, 110:11, 132:6  <b>enforce</b> [1] - 108:4  <b>enforceability</b> [1] - 89:5  <b>engaged</b> [1] - 35:23  <b>engagement</b> [1] - 128:11  <b>engaging</b> [1] - 24:20  <b>enhancement</b> [1] - 109:11  <b>Enhancement</b> [1] - 112:22  <b>enormously</b> [1] - 55:4  <b>ensure</b> [2] - 36:16, 43:19  <b>enter</b> [3] - 11:13,</p>	<p>38:23, 137:19  <b>entered</b> [1] - 77:21  <b>entertain</b> [2] - 8:7, 9:5  <b>entertainment</b> [1] - 124:24  <b>Entertainment</b> [3] - 67:19, 86:12, 90:23  <b>entire</b> [2] - 63:2, 106:24  <b>entities</b> [1] - 134:25  <b>environment</b> [1] - 68:19  <b>envisioned</b> [1] - 133:11  <b>equal</b> [1] - 60:9  <b>error</b> [1] - 131:5  <b>errors</b> [4] - 34:3, 36:23, 48:13, 49:25  <b>essential</b> [2] - 44:3, 133:25  <b>essentially</b> [6] - 4:8, 6:18, 10:20, 52:5, 83:15, 111:14  <b>establish</b> [1] - 39:19  <b>establishment</b> [1] - 31:8  <b>estate</b> [1] - 95:5  <b>estimate</b> [2] - 5:8, 5:14  <b>et</b> [6] - 8:1, 23:25, 38:14, 50:1, 66:3, 110:2  <b>event</b> [4] - 31:9, 124:19, 124:21, 135:1  <b>events</b> [3] - 31:14, 43:23, 74:25  <b>exact</b> [2] - 90:8, 90:12  <b>exactly</b> [5] - 9:2, 18:11, 27:9, 31:2, 77:14  <b>example</b> [2] - 107:7, 135:11  <b>examples</b> [2] - 106:4, 109:25  <b>exceedingly</b> [1] - 93:8  <b>exceeds</b> [3] - 37:20, 37:21, 128:15  <b>excellent</b> [1] - 18:10  <b>except</b> [1] - 113:17  <b>exception</b> [7] - 85:16, 92:13, 104:24, 105:3, 109:17, 109:19, 118:18  <b>exclusive</b> [1] - 88:24  <b>exclusively</b> [1] - 121:21  <b>excuse</b> [5] - 31:1, 57:13, 79:4, 81:25, 113:4</p>
<b>E</b>				
<p><b>early</b> [2] - 7:10, 102:13  <b>easements</b> [1] - 77:20  <b>East</b> [1] - 41:8  <b>easy</b> [1] - 108:3  <b>echo</b> [3] - 12:15, 13:5, 13:9  <b>economic</b> [1] - 10:21  <b>Economic</b> [1] - 24:5  <b>edge</b> [4] - 96:25, 103:16, 104:15, 113:7  <b>edges</b> [1] - 93:21  <b>edification</b> [1] - 82:9  <b>edit</b> [1] - 43:25  <b>edits</b> [5] - 35:1, 36:11, 40:19, 43:1, 106:22  <b>effect</b> [3] - 17:7, 57:20, 136:19  <b>effectively</b> [2] - 59:17, 134:22  <b>effectuate</b> [1] - 3:23  <b>efficient</b> [3] - 32:2, 81:12, 81:13  <b>effort</b> [8] - 24:13, 29:16, 54:18, 54:22,</p>				

<p><b>excusing</b> [1] - 59:8  <b>executed</b> [3] - 8:12, 8:20, 137:22  <b>execution</b> [1] - 38:25  <b>executive</b> [3] - 132:9, 132:12, 132:25  <b>Executive</b> [2] - 1:21, 77:5  <b>exempt</b> [1] - 11:10  <b>exercise</b> [3] - 6:22, 7:10, 10:11  <b>Exhibit</b> [7] - 37:7, 40:6, 67:12, 74:6, 84:19, 84:20, 111:1  <b>Exhibits</b> [1] - 37:1  <b>exist</b> [2] - 88:7, 108:6  <b>existing</b> [8] - 20:9, 67:14, 68:19, 69:2, 73:3, 86:23, 87:22, 91:6  <b>exists</b> [1] - 22:4  <b>expand</b> [3] - 51:4, 68:20, 68:23  <b>expanded</b> [1] - 20:2  <b>expanding</b> [1] - 24:19  <b>expansion</b> [3] - 62:5, 67:14, 68:24  <b>expect</b> [4] - 64:6, 65:25, 140:22, 141:2  <b>expectation</b> [1] - 100:18  <b>expecting</b> [1] - 115:15  <b>expediency</b> [1] - 66:17  <b>expenditures</b> [2] - 30:17, 43:21  <b>expense</b> [1] - 5:14  <b>expenses</b> [2] - 5:10, 6:17  <b>expert</b> [1] - 68:16  <b>expertise</b> [1] - 24:21  <b>expiration</b> [1] - 41:2  <b>expire</b> [1] - 41:6  <b>explain</b> [1] - 86:3  <b>explaining</b> [1] - 101:3  <b>explains</b> [1] - 53:15  <b>explanation</b> [1] - 128:21  <b>explanatory</b> [1] - 87:21  <b>exposure</b> [1] - 111:24  <b>expressway</b> [2] - 86:12, 88:5  <b>extended</b> [3] - 16:15, 17:11, 77:3  <b>extends</b> [1] - 38:5  <b>extension</b> [2] - 53:5, 79:7  <b>extensive</b> [2] - 25:18, 139:3  <b>extent</b> [3] - 40:13,</p>	<p>110:13, 128:12  <b>extrapolate</b> [1] - 64:20  <b>extrapolates</b> [1] - 65:3</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>FAB</b> [1] - 46:23  <b>FAB-REP</b> [1] - 46:23  <b>face</b> [3] - 29:19, 105:19, 105:23  <b>facilities</b> [22] - 85:15, 85:24, 86:5, 86:17, 86:24, 87:12, 88:23, 90:6, 90:20, 90:25, 91:4, 91:12, 91:13, 92:2, 92:6, 95:24, 111:5, 111:14, 111:22, 117:6, 120:20  <b>facility</b> [7] - 7:9, 91:20, 97:23, 106:19, 107:2, 128:25, 129:1  <b>fact</b> [12] - 4:14, 32:7, 36:2, 36:10, 42:21, 46:2, 50:17, 63:10, 96:7, 99:17, 119:20, 132:21  <b>factor</b> [1] - 6:1  <b>factors</b> [1] - 98:1  <b>failed</b> [2] - 82:25, 112:11  <b>failure</b> [3] - 127:20, 128:5, 129:7  <b>failure</b> [2] - 122:15, 128:1  <b>fair</b> [2] - 9:1, 52:12  <b>fall</b> [1] - 113:20  <b>fallback</b> [1] - 99:11  <b>fantastic</b> [2] - 97:6, 136:10  <b>far</b> [7] - 27:17, 52:23, 70:7, 81:12, 90:3, 95:16, 105:22  <b>fared</b> [1] - 22:10  <b>fast</b> [1] - 18:22  <b>favor</b> [12] - 3:16, 8:24, 12:4, 12:22, 13:24, 14:1, 14:3, 14:5, 14:7, 14:9, 14:11, 14:12, 16:23, 17:4, 17:21, 18:13, 18:14, 19:1, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13, 19:15, 21:1, 21:4, 22:24, 23:1, 23:3, 23:5, 23:7, 23:9, 23:11, 23:12, 28:2, 28:7, 28:20, 28:22, 28:24, 29:1, 29:3, 29:5,</p>	<p>29:7, 32:4, 32:20, 32:22, 32:24, 33:1, 33:3, 33:5, 33:7, 33:8, 33:9, 50:12, 63:5, 63:12, 67:7, 68:6, 71:25, 72:2, 72:4, 72:6, 72:11, 72:13, 72:15, 73:5, 73:7, 73:9, 73:11, 73:13, 73:15, 73:16, 75:17, 75:23, 75:25, 76:2, 76:4, 76:6, 76:8, 78:16, 78:18, 78:20, 78:22, 78:24, 78:25, 80:16, 80:18, 80:20, 80:22, 80:24, 81:1, 81:2, 96:16, 109:14, 110:17, 112:3, 118:1, 122:5, 122:17, 122:19, 122:21, 122:23, 122:24, 124:9, 125:11, 125:13, 125:15, 125:17, 125:19, 125:21, 125:22, 125:24, 131:13, 131:15, 131:17, 131:19, 131:21, 131:23, 131:24, 131:25  <b>feasible</b> [3] - 91:17, 95:13, 96:8  <b>February</b> [4] - 1:8, 2:1, 2:3, 136:24  <b>feedback</b> [1] - 50:3  <b>feet</b> [14] - 46:7, 85:17, 86:16, 90:8, 108:14, 113:20, 113:21, 114:1, 114:3, 114:8, 127:1, 127:7, 128:18  <b>felt</b> [1] - 70:17  <b>festivities</b> [1] - 31:9  <b>Fetner</b> [5] - 41:14, 123:16, 129:15, 134:15, 140:1  <b>few</b> [2] - 26:24, 90:10  <b>figure</b> [2] - 64:25, 65:18  <b>file</b> [1] - 3:22  <b>filed</b> [7] - 4:3, 36:23, 39:23, 39:25, 71:13, 121:20, 121:22  <b>filing</b> [1] - 36:18  <b>final</b> [5] - 38:16, 52:11, 72:22, 116:7, 140:6  <b>finalized</b> [2] - 47:24, 47:25  <b>finally</b> [4] - 39:17, 85:12, 102:14, 139:25</p>	<p><b>Finance</b> [3] - 13:1, 24:3, 136:22  <b>financial</b> [1] - 39:20  <b>financially</b> [1] - 91:17  <b>fine</b> [3] - 99:21, 116:22, 117:10  <b>finish</b> [1] - 74:3  <b>first</b> [24] - 3:8, 11:24, 12:25, 14:22, 16:6, 16:8, 17:14, 32:6, 35:13, 37:7, 66:20, 68:13, 82:12, 82:21, 87:5, 93:14, 93:15, 93:23, 96:21, 103:12, 105:16, 109:10, 118:18, 124:3  <b>fit</b> [3] - 22:17, 56:7, 135:8  <b>five</b> [5] - 54:20, 91:4, 111:16, 115:5, 115:6  <b>five-block</b> [1] - 115:6  <b>flag</b> [1] - 129:2  <b>flashy</b> [1] - 140:7  <b>flexibility</b> [3] - 7:14, 26:25, 110:21  <b>flip</b> [2] - 40:22, 106:3  <b>floor</b> [7] - 107:9, 107:13, 107:19, 109:10, 116:10, 118:18, 132:10  <b>Florida</b> [6] - 1:11, 1:12, 41:18, 42:6, 142:7, 142:18  <b>FLORIDA</b> [1] - 142:3  <b>flow</b> [1] - 5:17  <b>focus</b> [4] - 97:18, 98:2, 134:6, 135:14  <b>focused</b> [1] - 53:8  <b>folks</b> [2] - 4:20, 58:16  <b>follow</b> [2] - 47:17, 102:3  <b>follow-on</b> [1] - 47:17  <b>following</b> [5] - 55:14, 64:7, 66:2, 85:6, 85:13  <b>food</b> [1] - 110:1  <b>footage</b> [2] - 68:24, 69:2  <b>Ford</b> [1] - 76:18  <b>forecasting</b> [1] - 70:10  <b>foregoing</b> [2] - 141:19, 142:9  <b>form</b> [2] - 59:2, 72:22  <b>format</b> [1] - 82:14  <b>format</b> [3] - 20:13, 27:6, 62:18  <b>formatted</b> [1] - 66:24  <b>Forsyth</b> [1] - 79:7  <b>forth</b> [1] - 98:15</p>	<p><b>forward</b> [5] - 38:9, 54:22, 64:11, 81:14, 141:3  <b>forwarding</b> [1] - 83:21  <b>four</b> [8] - 45:15, 59:25, 71:12, 81:20, 89:17, 129:25, 136:13, 141:16  <b>FPR</b> [1] - 1:11  <b>frame</b> [1] - 139:17  <b>framework</b> [1] - 126:11  <b>frank</b> [1] - 116:19  <b>frankly</b> [2] - 16:16, 17:15  <b>FRDAP</b> [1] - 44:19  <b>freedom</b> [1] - 11:11  <b>Friday</b> [1] - 47:11  <b>friend</b> [1] - 66:16  <b>FROATS</b> [46] - 1:17, 9:7, 11:24, 14:5, 18:2, 19:7, 21:8, 23:5, 26:1, 26:6, 26:13, 27:5, 27:20, 28:24, 30:20, 33:1, 62:25, 63:5, 65:6, 65:10, 65:17, 66:8, 66:13, 70:13, 70:19, 72:4, 73:9, 75:12, 76:4, 78:20, 80:20, 109:7, 111:17, 111:23, 112:18, 112:24, 113:19, 117:3, 121:11, 121:13, 121:16, 121:23, 122:19, 124:8, 125:15, 131:19  <b>Froats</b> [37] - 11:23, 12:16, 13:2, 14:4, 18:1, 19:6, 21:7, 23:4, 24:1, 25:25, 28:23, 30:19, 32:25, 43:7, 49:3, 62:24, 64:2, 66:12, 69:19, 69:23, 69:25, 70:14, 72:3, 73:8, 75:11, 76:3, 78:19, 80:19, 99:25, 105:25, 109:5, 110:23, 117:2, 121:12, 122:18, 125:14, 131:18  <b>Froats'</b> [2] - 13:9, 90:1  <b>front</b> [12] - 22:13, 34:2, 38:1, 41:23, 65:14, 82:7, 82:10, 87:7, 90:15, 98:15, 110:10, 126:9  <b>frustrated</b> [1] - 140:2</p>
---	---	--	--	--

<p><b>FSCJ</b> [3] - 15:5, 15:20, 15:22 <b>full</b> [7] - 2:8, 6:15, 11:11, 16:3, 27:23, 104:17, 116:20 <b>fully</b> [2] - 13:19, 25:5 <b>function</b> [1] - 136:4 <b>Fund</b> [2] - 24:6, 39:19 <b>fund</b> [2] - 24:12, 40:3 <b>funded</b> [2] - 39:15, 135:8 <b>funding</b> [1] - 24:11 <b>funds</b> [5] - 7:25, 25:13, 25:18, 136:5, 136:6 <b>future</b> [5] - 32:10, 100:11, 126:13, 135:19, 137:24</p>	<p>105:10, 107:12, 108:9, 108:19, 108:25, 109:4, 113:16, 122:21, 123:3, 124:7, 125:13, 130:15, 131:21 <b>Gibbs</b> [30] - 10:3, 13:25, 17:18, 19:10, 21:2, 23:8, 25:1, 28:15, 30:10, 33:4, 60:23, 61:7, 61:15, 72:1, 73:6, 75:13, 76:5, 78:17, 80:17, 103:22, 105:7, 108:17, 108:23, 113:15, 117:14, 118:23, 122:20, 125:12, 130:14, 131:20 <b>Gibbs'</b> [2] - 116:19, 117:22 <b>Gillam</b> [3] - 18:17, 90:14, 94:1 <b>GILLAM</b> [1] - 1:15 <b>given</b> [2] - 68:15, 79:20 <b>glad</b> [2] - 12:11, 13:6 <b>glass</b> [2] - 116:20 <b>global</b> [1] - 64:14 <b>globally</b> [1] - 136:4 <b>glossy</b> [1] - 140:7 <b>go-forward</b> [1] - 54:22 <b>goal</b> [4] - 45:16, 59:24, 88:4, 120:17 <b>goals</b> [15] - 34:11, 34:14, 34:17, 34:19, 42:24, 43:3, 45:11, 45:15, 45:17, 45:19, 59:24, 66:24, 100:8, 118:3, 140:16 <b>Gordon</b> [3] - 74:24, 75:3, 75:5 <b>Governance</b> [3] - 138:11, 139:7, 139:12 <b>GPS</b> [1] - 27:10 <b>GPS-enabled</b> [1] - 27:10 <b>Grant</b> [5] - 20:1, 38:15, 38:19, 39:13, 46:23 <b>grant</b> [2] - 63:2, 77:19 <b>granting</b> [1] - 17:7 <b>Grants</b> [4] - 38:3, 38:6, 38:11, 38:13 <b>granular</b> [2] - 94:25, 116:11 <b>great</b> [9] - 11:20, 11:21, 12:6, 12:18,</p>	<p>25:23, 62:18, 68:8, 121:23, 127:2 <b>greater</b> [2] - 5:13, 34:23 <b>green</b> [2] - 94:23, 94:24 <b>gross</b> [1] - 69:24 <b>ground</b> [5] - 6:14, 24:18, 107:9, 107:13, 107:19 <b>group</b> [4] - 55:15, 55:20, 59:3, 130:16 <b>guarantee</b> [1] - 6:20 <b>guess</b> [6] - 14:13, 21:22, 55:16, 63:20, 124:3, 127:23 <b>guy</b> [1] - 95:5 <b>GUY</b> [1] - 1:21</p>	<p><b>helpful</b> [5] - 16:17, 20:16, 98:18, 100:12, 135:15 <b>helping</b> [1] - 134:16 <b>helps</b> [2] - 74:24, 134:17 <b>hiccups</b> [1] - 79:13 <b>high</b> [5] - 49:12, 49:13, 70:15, 118:15, 118:16 <b>high-level</b> [1] - 70:15 <b>higher</b> [5] - 32:1, 49:20, 59:17, 68:6, 114:19 <b>highest</b> [8] - 95:6, 95:11, 96:1, 97:18, 97:24, 117:17, 117:19, 121:8 <b>highlighted</b> [2] - 47:20, 60:8 <b>highlighting</b> [1] - 52:24 <b>highlights</b> [1] - 85:8 <b>highly</b> [1] - 114:13 <b>highway</b> [1] - 114:2 <b>hire</b> [1] - 11:6 <b>historic</b> [7] - 23:15, 23:21, 24:17, 25:16, 25:19, 25:22, 135:11 <b>historical</b> [1] - 62:4 <b>Historical</b> [4] - 23:20, 26:4, 26:11, 29:15 <b>hold</b> [1] - 114:9 <b>holding</b> [2] - 26:21, 106:9 <b>hole</b> [2] - 115:8, 115:10 <b>home</b> [2] - 58:1, 58:18 <b>honored</b> [1] - 26:11 <b>hope</b> [4] - 55:12, 69:6, 71:14, 116:6 <b>hoped</b> [1] - 140:5 <b>hopefully</b> [2] - 67:1, 127:16 <b>hot</b> [1] - 112:1 <b>hotel</b> [1] - 129:2 <b>hour</b> [2] - 57:11, 130:1 <b>hours</b> [4] - 127:15, 129:25, 136:13, 141:16 <b>house</b> [1] - 75:3 <b>House</b> [1] - 117:19 <b>housing</b> [4] - 15:25, 18:11, 48:18, 48:22 <b>hundred</b> [1] - 24:4 <b>hurt</b> [1] - 137:25</p>	<p><b>ice</b> [1] - 110:3 <b>idea</b> [8] - 27:24, 39:3, 39:12, 86:5, 92:13, 138:20, 139:8, 139:9 <b>ideal</b> [1] - 100:10 <b>ideas</b> [1] - 116:2 <b>identified</b> [5] - 41:15, 45:12, 47:23, 48:13, 53:3 <b>identify</b> [3] - 25:21, 53:10, 127:10 <b>identifying</b> [1] - 23:20 <b>ignored</b> [1] - 99:18 <b>Iguana</b> [2] - 39:7, 137:18 <b>iii</b> [1] - 126:25 <b>illustrate</b> [2] - 90:10, 105:14 <b>illustrated</b> [1] - 87:21 <b>imbued</b> [1] - 42:10 <b>immediate</b> [2] - 4:25, 10:17 <b>immediately</b> [2] - 15:2, 39:6 <b>imminent</b> [1] - 136:15 <b>impact</b> [3] - 59:11, 60:2, 128:12 <b>implementation</b> [1] - 134:4 <b>Implementation</b> [5] - 15:10, 73:24, 85:11, 85:22, 139:7 <b>importance</b> [1] - 137:14 <b>important</b> [2] - 37:3, 99:5 <b>importantly</b> [2] - 36:5, 48:16 <b>improvement</b> [1] - 68:9 <b>inadvertently</b> [1] - 54:2 <b>inasmuch</b> [1] - 6:12 <b>incentive</b> [13] - 46:16, 50:4, 50:8, 51:14, 51:15, 51:23, 57:21, 59:6, 59:10, 61:4, 67:2, 73:1, 134:12 <b>incentives</b> [5] - 38:11, 79:18, 110:1, 140:5, 140:18 <b>inclined</b> [1] - 118:22 <b>include</b> [6] - 51:13, 51:23, 52:17, 72:19, 83:25, 127:14 <b>included</b> [6] - 53:4, 53:6, 107:16, 126:13, 127:9, 135:25 <b>includes</b> [7] - 33:22,</p>
<b>G</b>		<b>H</b>		
<p><b>gain</b> [1] - 4:25 <b>gaining</b> [2] - 5:23, 10:1 <b>gala</b> [1] - 138:4 <b>Gantt</b> [1] - 137:10 <b>garage</b> [7] - 4:25, 5:1, 6:14, 7:9, 73:20, 74:3, 91:25 <b>garages</b> [11] - 6:25, 7:1, 7:4, 7:21, 10:19, 10:21, 11:3, 11:7, 11:15, 133:24, 134:3 <b>Garrett</b> [1] - 4:15 <b>gate</b> [1] - 6:2 <b>gateway</b> [2] - 44:14, 62:6 <b>General</b> [6] - 1:22, 4:16, 12:1, 13:13, 39:19, 114:5 <b>general</b> [3] - 4:12, 54:4, 117:7 <b>generally</b> [1] - 10:16 <b>generation</b> [1] - 107:22 <b>generously</b> [1] - 25:19 <b>geographies</b> [1] - 49:10 <b>geotechnical</b> [1] - 76:22 <b>germane</b> [1] - 4:10 <b>GIBBS</b> [37] - 1:17, 10:4, 14:1, 17:19, 19:11, 21:3, 23:9, 25:2, 28:16, 28:20, 30:11, 33:5, 60:22, 61:1, 61:10, 62:13, 72:2, 73:7, 75:14, 76:6, 78:18, 80:18, 103:23, 104:1,</p>		<p><b>half</b> [12] - 16:5, 16:6, 16:8, 16:10, 17:14, 19:24, 57:11, 57:22, 57:23, 116:20 <b>Hall</b> [1] - 29:18 <b>hallway</b> [1] - 123:19 <b>hand</b> [3] - 105:17, 140:9, 140:20 <b>handed</b> [5] - 8:5, 105:6, 114:22, 123:16, 137:8 <b>handing</b> [1] - 127:2 <b>handle</b> [3] - 54:7, 135:10, 138:10 <b>handout</b> [3] - 34:8, 58:10, 132:14 <b>happy</b> [7] - 4:12, 40:10, 45:2, 53:17, 81:20, 136:20, 136:21 <b>hard</b> [6] - 12:20, 54:16, 67:3, 91:3, 137:4, 141:12 <b>hate</b> [2] - 119:16, 138:8 <b>head</b> [2] - 56:21, 119:18 <b>header</b> [1] - 83:19 <b>hear</b> [1] - 30:24 <b>heard</b> [4] - 22:1, 22:3, 71:17, 91:8 <b>heck</b> [1] - 54:22 <b>height</b> [3] - 67:23, 127:1, 127:5 <b>held</b> [1] - 1:8 <b>Helen</b> [1] - 4:15 <b>hello</b> [1] - 75:5 <b>help</b> [3] - 15:17, 100:14, 134:12</p>	<b>I</b>	
			<p><b>I-95</b> [1] - 86:11</p>	

<p>36:2, 36:3, 36:4, 140:4, 140:16  <b>including</b> [1] - 119:8  <b>inconsistencies</b> [2] - 36:21, 41:13  <b>incorporate</b> [3] - 37:5, 43:3, 54:21  <b>incorporated</b> [9] - 34:1, 35:3, 35:8, 36:1, 43:17, 52:8, 56:15, 100:1, 129:14  <b>incorrectly</b> [1] - 41:4  <b>increase</b> [5] - 37:10, 58:23, 98:5, 112:1, 132:17  <b>increased</b> [2] - 48:23, 127:6  <b>increases</b> [1] - 89:20  <b>increasing</b> [2] - 39:4, 63:16  <b>increasingly</b> [1] - 39:11  <b>incredible</b> [1] - 66:22  <b>incredibly</b> [1] - 81:11  <b>Increment</b> [4] - 11:3, 11:5, 53:8, 53:11  <b>Independent</b> [2] - 88:19, 127:6  <b>indicated</b> [1] - 24:3  <b>individual</b> [2] - 6:16, 54:13  <b>individuals</b> [1] - 33:25  <b>indoor</b> [1] - 127:15  <b>indulge</b> [1] - 82:5  <b>industrial</b> [1] - 5:3  <b>information</b> [10] - 27:2, 41:5, 46:19, 61:19, 66:7, 69:19, 82:16, 82:17, 98:14, 115:14  <b>infrastructure</b> [1] - 35:25  <b>inherited</b> [1] - 79:14  <b>initial</b> [1] - 77:2  <b>initiate</b> [1] - 50:5  <b>initiative</b> [4] - 26:12, 61:21, 61:23, 62:2  <b>innumerable</b> [1] - 55:1  <b>input</b> [1] - 139:6  <b>inside</b> [1] - 120:19  <b>install</b> [1] - 6:2  <b>installation</b> [1] - 24:6  <b>installing</b> [1] - 24:17  <b>instance</b> [1] - 103:15  <b>instead</b> [1] - 86:14  <b>institutions</b> [1] - 31:15  <b>instruction</b> [1] - 51:22  <b>intact</b> [1] - 85:2  <b>intake</b> [1] - 134:13  <b>intended</b> [4] - 43:22,</p>	<p>47:12, 50:16, 61:17  <b>intent</b> [2] - 84:7, 86:9  <b>interest</b> [2] - 5:6, 84:15  <b>interested</b> [1] - 31:17  <b>interests</b> [1] - 84:5  <b>interface</b> [1] - 128:11  <b>internal</b> [2] - 36:17, 36:21  <b>internally</b> [1] - 140:11  <b>interpreted</b> [1] - 42:9  <b>interrupt</b> [2] - 58:25, 135:18  <b>introduced</b> [1] - 83:10  <b>Intuition</b> [1] - 6:3  <b>investment</b> [3] - 38:10, 38:12, 38:18  <b>INVESTMENT</b> [1] - 1:4  <b>Investment</b> [5] - 2:4, 83:5, 123:22, 124:1, 126:2  <b>invited</b> [1] - 26:12  <b>issue</b> [10] - 12:2, 24:24, 27:12, 38:10, 38:19, 76:11, 89:6, 113:25, 116:18, 137:15  <b>issues</b> [4] - 7:24, 55:12, 60:18, 116:25  <b>ITE</b> [1] - 107:21  <b>item</b> [9] - 55:16, 61:12, 61:15, 73:19, 77:16, 81:19, 123:23, 132:12, 139:2  <b>items</b> [2] - 34:3, 53:16  <b>itself</b> [8] - 4:1, 10:9, 35:10, 36:9, 39:9, 45:9, 47:19, 48:5  <b>iv</b> [1] - 127:4</p>	<p><b>JIM</b> [1] - 1:16  <b>job</b> [5] - 38:13, 101:2, 133:4, 133:11, 135:9  <b>jobs</b> [1] - 134:22  <b>JOHN</b> [1] - 1:22  <b>June</b> [7] - 29:22, 31:5, 31:6, 31:8, 31:11, 136:8  <b>jurisdiction</b> [1] - 103:7</p>	<p>72:19, 74:7, 83:18, 84:25, 85:1, 85:7, 127:9  <b>Large</b> [1] - 1:12  <b>large</b> [4] - 2:6, 57:1, 82:9, 88:10  <b>last</b> [19] - 4:4, 16:8, 17:10, 34:6, 47:11, 50:21, 54:15, 54:20, 67:13, 81:18, 87:2, 90:17, 100:2, 107:17, 109:23, 121:15, 123:7, 139:16  <b>late</b> [5] - 2:7, 2:15, 36:7, 102:12, 102:13  <b>Laura</b> [1] - 1:10  <b>LaVilla</b> [11] - 36:3, 44:12, 48:8, 61:11, 61:15, 62:5, 83:12, 90:22, 91:2, 104:15, 111:20  <b>lawsuit</b> [2] - 9:20  <b>layer</b> [1] - 62:8  <b>learn</b> [1] - 77:7  <b>learned</b> [1] - 54:20  <b>learning</b> [1] - 31:17  <b>lease</b> [16] - 6:12, 6:14, 7:2, 10:8, 10:19, 46:10, 54:7, 55:18, 57:4, 58:7, 60:17, 63:2, 63:7, 68:14, 73:20, 74:2  <b>leases</b> [1] - 11:12  <b>leasing</b> [1] - 134:2  <b>least</b> [1] - 5:18  <b>leave</b> [8] - 34:4, 50:6, 50:10, 57:10, 95:7, 95:18, 112:8, 118:5  <b>leaves</b> [1] - 25:7  <b>leaving</b> [3] - 50:12, 58:11, 113:12  <b>left</b> [1] - 92:12  <b>legal</b> [1] - 76:16  <b>legislation</b> [2] - 3:23, 4:3, 24:8, 24:14, 37:5, 39:23, 56:8, 71:8, 71:9, 83:14, 93:18, 98:20, 98:22, 104:21, 104:25, 105:1, 114:17, 115:25, 116:2, 121:20, 136:1  <b>legwork</b> [1] - 24:21  <b>lengthy</b> [1] - 118:3  <b>lens</b> [2] - 83:7  <b>less</b> [2] - 37:19, 128:18  <b>letting</b> [1] - 27:18  <b>level</b> [10] - 17:24,</p>	<p>22:11, 30:14, 30:17, 37:9, 39:16, 59:17, 70:15, 95:1, 116:9  <b>Liberty</b> [2] - 34:24, 53:5  <b>Library</b> [1] - 1:10  <b>life</b> [1] - 38:6  <b>lift</b> [1] - 55:8  <b>light</b> [2] - 17:8, 118:17  <b>likelihood</b> [1] - 100:6  <b>likely</b> [4] - 25:20, 36:21, 39:7, 50:18  <b>limit</b> [9] - 93:1, 111:4, 111:21, 114:11, 114:19, 114:24, 115:19, 119:23, 138:21  <b>limitation</b> [2] - 111:12, 120:19  <b>limited</b> [2] - 111:13, 111:14  <b>limiting</b> [2] - 93:21, 98:1  <b>limits</b> [1] - 111:18  <b>line</b> [2] - 108:16, 119:7  <b>lines</b> [3] - 53:16, 87:9, 87:22  <b>lining</b> [1] - 113:5  <b>list</b> [2] - 34:5, 137:1  <b>listed</b> [1] - 59:11  <b>listening</b> [1] - 141:15  <b>literally</b> [1] - 36:11  <b>litigation</b> [1] - 7:22  <b>littered</b> [1] - 120:11  <b>living</b> [1] - 68:16  <b>load</b> [1] - 88:11  <b>loan</b> [7] - 15:5, 15:20, 15:21, 15:22, 16:9, 16:15, 17:11  <b>loans</b> [2] - 46:22, 46:24  <b>local</b> [1] - 114:15  <b>locate</b> [1] - 120:4  <b>located</b> [4] - 11:15, 23:22, 87:12, 91:1  <b>location</b> [12] - 86:19, 87:3, 89:7, 90:3, 93:19, 100:6, 101:7, 101:18, 103:20, 109:12, 111:22, 119:11  <b>locations</b> [4] - 23:25, 84:17, 85:23, 90:24  <b>logarithmic</b> [1] - 70:9  <b>logic</b> [1] - 121:6  <b>longtime</b> [2] - 95:5  <b>look</b> [15] - 54:19, 64:11, 85:23, 86:2, 86:16, 89:16, 105:23, 106:5,</p>
<b>J</b>		<b>K</b>		
<p><b>infrastructure</b> [1] - 35:25  <b>inherited</b> [1] - 79:14  <b>initial</b> [1] - 77:2  <b>initiate</b> [1] - 50:5  <b>initiative</b> [4] - 26:12, 61:21, 61:23, 62:2  <b>innumerable</b> [1] - 55:1  <b>input</b> [1] - 139:6  <b>inside</b> [1] - 120:19  <b>install</b> [1] - 6:2  <b>installation</b> [1] - 24:6  <b>installing</b> [1] - 24:17  <b>instance</b> [1] - 103:15  <b>instead</b> [1] - 86:14  <b>institutions</b> [1] - 31:15  <b>instruction</b> [1] - 51:22  <b>intact</b> [1] - 85:2  <b>intake</b> [1] - 134:13  <b>intended</b> [4] - 43:22,</p>	<p><b>Jackson</b> [2] - 4:17, 4:19  <b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [7] - 1:9, 1:11, 23:19, 26:11, 34:10, 108:11, 140:19  <b>Jams</b> [4] - 124:14, 124:21, 124:24, 135:2  <b>January</b> [1] - 124:4  <b>Jax</b> [4] - 124:14, 124:21, 124:24, 135:2  <b>Jax200.org</b> [2] - 31:19  <b>jazzed</b> [1] - 117:6  <b>JHS</b> [1] - 29:10</p>	<p><b>Kampus</b> [2] - 44:18, 44:21  <b>keep</b> [4] - 32:11, 57:2, 57:4, 132:8  <b>Kelley</b> [16] - 19:19, 22:8, 34:4, 35:6, 40:12, 40:17, 45:5, 50:23, 54:9, 55:14, 59:9, 61:9, 61:10, 63:14, 65:22, 69:21  <b>KELLEY</b> [16] - 1:22, 19:21, 40:18, 42:2, 45:8, 59:15, 59:21, 60:4, 61:14, 64:1, 65:8, 65:14, 68:22, 69:12, 69:18, 69:22  <b>Kelley's</b> [1] - 20:14  <b>key</b> [1] - 11:14  <b>kicks</b> [1] - 75:4  <b>Kids</b> [2] - 44:18, 44:21  <b>kind</b> [23] - 18:17, 42:2, 47:17, 50:2, 54:4, 55:3, 59:17, 62:4, 63:18, 69:12, 98:16, 99:20, 100:16, 102:18, 105:22, 107:21, 113:6, 115:7, 116:8, 116:13, 116:20, 120:13, 134:3  <b>knowing</b> [2] - 39:21, 49:19  <b>knows</b> [1] - 140:1</p>	<p><b>laid</b> [2] - 62:19, 63:19  <b>land</b> [7] - 7:12, 9:15, 9:23, 10:12, 91:19, 92:16, 95:14  <b>landed</b> [1] - 57:10  <b>landing</b> [2] - 13:14, 13:19  <b>landmark</b> [1] - 44:2  <b>language</b> [17] - 34:12, 34:18, 42:3, 42:18, 44:6, 44:19, 46:15, 46:21, 51:1, 55:18,</p>	<p>22:11, 30:14, 30:17, 37:9, 39:16, 59:17, 70:15, 95:1, 116:9  <b>Liberty</b> [2] - 34:24, 53:5  <b>Library</b> [1] - 1:10  <b>life</b> [1] - 38:6  <b>lift</b> [1] - 55:8  <b>light</b> [2] - 17:8, 118:17  <b>likelihood</b> [1] - 100:6  <b>likely</b> [4] - 25:20, 36:21, 39:7, 50:18  <b>limit</b> [9] - 93:1, 111:4, 111:21, 114:11, 114:19, 114:24, 115:19, 119:23, 138:21  <b>limitation</b> [2] - 111:12, 120:19  <b>limited</b> [2] - 111:13, 111:14  <b>limiting</b> [2] - 93:21, 98:1  <b>limits</b> [1] - 111:18  <b>line</b> [2] - 108:16, 119:7  <b>lines</b> [3] - 53:16, 87:9, 87:22  <b>lining</b> [1] - 113:5  <b>list</b> [2] - 34:5, 137:1  <b>listed</b> [1] - 59:11  <b>listening</b> [1] - 141:15  <b>literally</b> [1] - 36:11  <b>litigation</b> [1] - 7:22  <b>littered</b> [1] - 120:11  <b>living</b> [1] - 68:16  <b>load</b> [1] - 88:11  <b>loan</b> [7] - 15:5, 15:20, 15:21, 15:22, 16:9, 16:15, 17:11  <b>loans</b> [2] - 46:22, 46:24  <b>local</b> [1] - 114:15  <b>locate</b> [1] - 120:4  <b>located</b> [4] - 11:15, 23:22, 87:12, 91:1  <b>location</b> [12] - 86:19, 87:3, 89:7, 90:3, 93:19, 100:6, 101:7, 101:18, 103:20, 109:12, 111:22, 119:11  <b>locations</b> [4] - 23:25, 84:17, 85:23, 90:24  <b>logarithmic</b> [1] - 70:9  <b>logic</b> [1] - 121:6  <b>longtime</b> [2] - 95:5  <b>look</b> [15] - 54:19, 64:11, 85:23, 86:2, 86:16, 89:16, 105:23, 106:5,</p>
<b>J</b>		<b>L</b>		

<p>106:6, 106:16, 106:18, 107:5, 110:11, 114:21, 116:21 <b>looked</b> [4] - 42:24, 49:9, 64:3, 64:12 <b>looking</b> [9] - 8:17, 65:21, 66:9, 69:19, 83:4, 97:14, 128:7, 129:4, 136:3 <b>looks</b> [4] - 10:15, 106:7, 106:12, 111:2 <b>LORI</b> [1] - 1:21 <b>losing</b> [1] - 137:5 <b>loss</b> [2] - 6:19, 7:19 <b>lost</b> [2] - 116:11, 137:6 <b>loud</b> [1] - 55:3 <b>low</b> [3] - 7:6, 30:14, 64:8 <b>lower</b> [1] - 5:22 <b>LUZ</b> [5] - 98:23, 102:3, 102:9, 102:13, 117:12</p>	<p><b>mark</b> [1] - 16:6 <b>marker</b> [2] - 23:24, 27:7 <b>markers</b> [7] - 23:15, 23:22, 24:7, 24:17, 25:21, 26:15, 135:11 <b>market</b> [6] - 52:12, 90:11, 96:10, 100:7, 115:2, 117:15 <b>marketing</b> [4] - 43:18, 43:21, 43:24, 44:23 <b>marketplace</b> [3] - 27:15, 95:10, 95:12 <b>markup</b> [1] - 127:3 <b>massive</b> [2] - 66:21, 68:9 <b>matches</b> [1] - 106:21 <b>material</b> [1] - 35:25 <b>materials</b> [2] - 104:4, 105:6 <b>mathematically</b> [1] - 48:25 <b>Matt</b> [1] - 4:17 <b>matter</b> [8] - 12:12, 16:22, 32:7, 32:16, 74:14, 76:20, 124:13, 130:18 <b>matters</b> [2] - 32:2, 126:1 <b>maximum</b> [1] - 128:15 <b>Maxwell</b> [1] - 117:18 <b>MBRC</b> [4] - 4:5, 71:6, 71:13 <b>mean</b> [14] - 25:13, 56:20, 66:22, 67:5, 70:22, 81:18, 81:19, 86:10, 91:16, 109:15, 114:8, 116:18, 120:15, 140:13 <b>meaning</b> [1] - 96:24 <b>meaningful</b> [1] - 128:9 <b>means</b> [1] - 48:21 <b>meant</b> [1] - 107:20 <b>measure</b> [10] - 23:13, 31:7, 79:1, 80:2, 80:13, 81:3, 81:14, 81:21, 82:3, 122:25 <b>measures</b> [7] - 48:12, 59:12, 59:13, 59:16, 60:3, 64:25, 67:5 <b>meet</b> [5] - 45:14, 105:2, 105:11, 107:22, 128:10 <b>MEETING</b> [1] - 1:5 <b>meeting</b> [45] - 2:4, 2:8, 2:9, 3:1, 12:25, 13:1, 15:3, 17:20, 21:4, 21:16, 24:3, 30:14, 32:10, 55:15, 57:10,</p>	<p>93:9, 98:12, 101:11, 101:12, 101:13, 102:4, 102:17, 102:20, 102:21, 112:21, 112:22, 123:8, 123:12, 124:2, 124:12, 126:2, 126:5, 126:20, 129:24, 130:1, 130:9, 130:17, 132:7, 138:9, 138:11, 139:12, 140:24, 140:25, 141:18 <b>meetings</b> [2] - 32:12, 139:22 <b>meets</b> [2] - 104:23, 128:19 <b>MEMBER</b> [236] - 3:12, 3:13, 9:6, 9:7, 9:10, 10:2, 10:4, 10:15, 11:14, 11:24, 12:11, 12:15, 12:24, 13:24, 14:1, 14:3, 14:5, 14:7, 14:9, 14:11, 15:14, 17:3, 17:17, 17:19, 17:23, 18:2, 18:4, 18:6, 18:8, 19:1, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13, 19:23, 20:25, 21:3, 21:6, 21:8, 21:10, 21:12, 21:15, 22:24, 23:1, 23:3, 23:5, 23:7, 23:9, 23:11, 24:25, 25:2, 25:4, 25:23, 26:1, 26:6, 26:8, 26:13, 27:5, 27:20, 27:23, 28:2, 28:5, 28:14, 28:16, 28:20, 28:22, 28:24, 29:1, 29:3, 29:5, 30:2, 30:8, 30:11, 30:13, 30:20, 30:22, 31:1, 31:22, 31:24, 32:20, 32:22, 32:24, 33:1, 33:3, 33:5, 33:7, 41:25, 55:25, 56:2, 56:21, 56:23, 57:8, 57:16, 59:5, 59:19, 59:22, 60:13, 60:20, 60:22, 61:1, 61:10, 62:13, 62:16, 62:25, 63:5, 65:6, 65:10, 65:17, 66:8, 66:13, 66:16, 66:20, 67:24, 68:2, 68:13, 69:8, 69:14, 70:13, 70:19, 71:2, 71:25, 72:2, 72:4, 72:6, 72:8, 72:11,</p>	<p>72:13, 73:5, 73:7, 73:9, 73:11, 73:13, 73:15, 74:18, 75:7, 75:9, 75:12, 75:14, 75:16, 75:23, 75:25, 76:2, 76:4, 76:6, 76:8, 77:17, 78:4, 78:8, 78:10, 78:16, 78:18, 78:20, 78:22, 78:24, 80:3, 80:6, 80:9, 80:16, 80:18, 80:20, 80:22, 80:24, 81:1, 87:5, 94:1, 94:5, 94:7, 95:4, 96:5, 96:15, 97:2, 97:4, 97:8, 100:15, 103:2, 103:19, 103:23, 104:1, 105:10, 107:12, 108:9, 108:19, 108:21, 108:25, 109:4, 109:7, 111:17, 111:23, 112:18, 112:24, 113:16, 113:19, 117:3, 117:5, 117:25, 118:10, 119:16, 119:19, 120:8, 121:5, 121:11, 121:13, 121:16, 121:23, 122:5, 122:7, 122:14, 122:17, 122:19, 122:21, 122:23, 123:3, 124:7, 124:8, 125:4, 125:5, 125:11, 125:13, 125:15, 125:17, 125:19, 125:21, 127:25, 128:4, 130:12, 130:15, 130:19, 131:3, 131:13, 131:15, 131:17, 131:19, 131:21, 131:23 <b>Member</b> [8] - 1:16, 1:17, 1:17, 1:18, 1:18, 43:7, 49:3, 64:2 <b>member</b> [6] - 12:25, 26:7, 43:19, 44:15, 46:6, 57:18 <b>MEMBERS</b> [14] - 1:14, 2:23, 3:17, 22:21, 32:17, 75:20, 78:14, 80:14, 119:2, 122:2, 124:10, 125:2, 125:9, 131:10 <b>members</b> [11] - 13:2, 26:9, 51:13, 53:2,</p>	<p>83:1, 90:2, 91:9, 100:3, 111:11, 137:6, 141:8 <b>members'</b> [1] - 54:25 <b>memory</b> [3] - 13:4, 15:19, 28:17 <b>mentally</b> [1] - 94:14 <b>mentioned</b> [2] - 61:11, 69:3 <b>mentioning</b> [1] - 10:25 <b>menu</b> [1] - 83:24 <b>messing</b> [1] - 95:10 <b>Metropolitan</b> [1] - 34:25 <b>Mezini</b> [1] - 135:12 <b>microphone</b> [6] - 81:16, 81:23, 94:5, 112:2, 122:15, 128:1 <b>Microphone</b> [1] - 128:4 <b>middle</b> [4] - 101:12, 105:20, 115:8, 117:8 <b>middle-of-the-road</b> [1] - 117:8 <b>might</b> [20] - 26:23, 32:8, 49:16, 81:12, 83:8, 86:18, 87:2, 88:2, 96:1, 101:13, 104:6, 104:11, 105:11, 106:2, 114:19, 115:19, 120:5, 133:2, 136:14, 139:5 <b>million</b> [13] - 5:5, 5:10, 5:15, 5:18, 5:19, 5:21, 37:10, 37:15, 39:18, 48:9, 52:13, 61:16, 135:23 <b>mind</b> [3] - 9:4, 57:2, 57:12 <b>minimum</b> [1] - 60:2 <b>minor</b> [2] - 128:16, 128:19 <b>minus</b> [3] - 49:14, 129:8 <b>minute</b> [1] - 88:11 <b>minutes</b> [5] - 3:8, 3:11, 124:4, 124:6, 124:12 <b>mirror</b> [1] - 77:14 <b>miss</b> [2] - 17:16, 69:11 <b>missed</b> [3] - 16:5, 17:20, 21:16 <b>missing</b> [1] - 14:14 <b>mix</b> [1] - 108:1 <b>mixed</b> [3] - 89:23, 106:25, 107:7 <b>Mixed</b> [1] - 127:8 <b>mixed-use</b> [2] - 89:23, 106:25</p>
<b>M</b>				
<p><b>magic</b> [1] - 27:14 <b>magnitude</b> [1] - 139:24 <b>Main</b> [1] - 86:8 <b>maintain</b> [1] - 26:25 <b>maintenance</b> [1] - 133:8 <b>major</b> [3] - 31:5, 137:9, 137:11 <b>maker</b> [1] - 52:11 <b>malfunction</b> [2] - 46:21, 112:2 <b>manage</b> [2] - 10:19, 11:7 <b>management</b> [3] - 11:6, 128:23, 129:4 <b>manager</b> [5] - 133:2, 133:13, 133:17, 133:20, 134:23 <b>Manager</b> [1] - 1:21 <b>map</b> [7] - 44:15, 87:1, 87:9, 87:17, 88:9, 90:16, 91:3 <b>maps</b> [12] - 82:10, 85:20, 85:21, 86:15, 86:20, 86:21, 90:10, 93:19, 94:21, 114:22, 115:7 <b>marathon</b> [1] - 126:7 <b>March</b> [5] - 71:15, 102:6, 140:24, 141:3, 142:15 <b>marina</b> [2] - 39:8, 39:9 <b>Marina</b> [1] - 53:5</p>				

<p><b>mobile</b> [2] - 27:1, 27:10  <b>modifications</b> [1] - 118:6  <b>modified</b> [2] - 49:4, 49:19  <b>modify</b> [1] - 84:16  <b>moment</b> [3] - 26:20, 42:22, 81:5  <b>momentarily</b> [1] - 123:20  <b>momentum</b> [1] - 25:11  <b>money</b> [8] - 11:4, 50:18, 58:14, 91:21, 135:4, 135:6, 135:21, 136:15  <b>month</b> [8] - 14:20, 14:23, 39:24, 79:23, 90:18, 135:24, 137:25  <b>monthly</b> [1] - 137:20  <b>months</b> [5] - 6:5, 46:9, 58:7, 77:2, 77:4  <b>monumental</b> [1] - 54:18  <b>moody</b> [29] - 9:9, 13:23, 17:2, 19:12, 20:24, 23:10, 24:23, 30:1, 33:6, 57:6, 62:15, 71:24, 73:4, 75:15, 76:7, 78:15, 80:7, 80:10, 80:15, 93:25, 94:6, 97:8, 100:14, 101:14, 103:1, 122:22, 125:10, 130:10, 131:22  <b>MOODY</b> [37] - 1:18, 3:13, 9:10, 10:2, 13:24, 17:3, 17:17, 19:13, 20:25, 23:11, 24:25, 28:14, 30:2, 30:8, 33:7, 62:16, 71:25, 73:5, 75:16, 76:8, 78:16, 80:6, 80:9, 80:16, 94:1, 94:5, 94:7, 95:4, 96:5, 96:15, 100:15, 103:2, 103:19, 122:23, 125:11, 130:12, 131:23  <b>morning</b> [4] - 36:12, 41:5, 47:8, 112:21  <b>most</b> [4] - 8:6, 54:2, 55:15, 88:5  <b>mostly</b> [1] - 98:6  <b>motion</b> [36] - 9:5, 16:25, 18:23, 20:22, 28:17, 30:3, 30:4, 55:22, 55:23, 56:3,</p>	<p>56:17, 56:18, 60:19, 73:17, 78:6, 78:11, 80:1, 80:4, 108:18, 112:11, 113:2, 113:15, 113:16, 116:19, 117:22, 118:22, 118:25, 119:6, 119:14, 121:3, 121:25, 122:1, 124:6, 125:3, 125:6, 125:8  <b>Motion</b> [1] - 3:14  <b>motions</b> [3] - 3:11, 25:9, 82:24  <b>mouthful</b> [1] - 93:6  <b>move</b> [20] - 2:24, 3:12, 9:6, 14:24, 19:17, 50:19, 50:25, 55:25, 58:3, 58:16, 58:19, 61:3, 61:4, 78:8, 80:3, 116:16, 123:22, 124:7, 125:4, 136:25  <b>moved</b> [1] - 3:14  <b>moves</b> [1] - 58:4  <b>moving</b> [5] - 18:22, 24:13, 45:3, 62:17, 127:19  <b>MPS</b> [6] - 3:4, 3:21, 4:19, 4:24, 40:2, 133:23  <b>MR</b> [43] - 2:18, 19:21, 26:16, 27:9, 27:21, 28:11, 31:7, 40:18, 42:2, 45:8, 51:3, 51:6, 59:15, 59:21, 60:4, 61:14, 64:1, 65:8, 65:14, 67:17, 67:25, 68:22, 69:12, 69:18, 69:22, 76:14, 77:13, 79:9, 81:16, 81:23, 88:10, 88:17, 101:21, 101:24, 102:25, 104:3, 105:13, 107:14, 109:2, 113:22, 116:17, 123:6, 123:18  <b>MS</b> [56] - 3:7, 3:19, 8:16, 9:2, 9:13, 10:6, 10:23, 15:8, 15:18, 17:9, 18:17, 22:2, 23:17, 25:12, 26:3, 28:18, 29:12, 30:24, 31:3, 33:16, 50:25, 51:4, 51:7, 56:9, 61:20, 65:22, 70:14, 71:4, 73:22, 77:24, 82:4, 82:11, 87:7, 90:14, 98:22,</p>	<p>110:22, 111:20, 112:6, 113:9, 119:25, 120:14, 121:19, 123:14, 123:21, 124:17, 126:7, 128:3, 128:6, 130:25, 131:4, 132:11, 135:22, 136:9, 136:20, 137:8, 139:20  <b>multi</b> [1] - 99:20  <b>multi-tiered</b> [1] - 99:20  <b>Multicultural</b> [2] - 48:8, 61:16  <b>multifamily</b> [7] - 11:17, 19:18, 48:18, 48:22, 48:23, 91:11, 108:1  <b>multiple</b> [2] - 62:6, 87:23  <b>Multipurpose</b> [1] - 1:10  <b>Museum</b> [2] - 48:9, 61:16  <b>musical</b> [1] - 124:23</p> <p style="text-align: center;"><b>N</b></p> <p><b>name</b> [3] - 76:16, 88:18, 88:21  <b>Naples</b> [2] - 106:14, 109:1  <b>narrowing</b> [1] - 90:7  <b>navigate</b> [1] - 27:19  <b>near</b> [1] - 11:15  <b>necessarily</b> [3] - 46:24, 68:18, 83:7  <b>necessary</b> [1] - 120:10  <b>need</b> [27] - 7:13, 16:24, 16:25, 20:23, 29:25, 30:5, 31:25, 36:22, 41:10, 47:22, 48:3, 51:7, 51:22, 55:10, 57:10, 58:23, 91:12, 98:9, 100:25, 117:16, 118:14, 120:25, 121:8, 130:7, 134:5, 138:1, 138:14  <b>needed</b> [3] - 52:9, 120:9, 133:21  <b>needing</b> [2] - 7:12, 92:15  <b>needle</b> [4] - 58:5, 58:16, 61:3, 61:5  <b>needs</b> [3] - 62:22, 132:16, 140:4  <b>negative</b> [1] - 9:14  <b>negatives</b> [1] - 9:12</p>	<p><b>negotiate</b> [1] - 76:19  <b>negotiated</b> [1] - 11:12  <b>negotiations</b> [1] - 77:21  <b>neighborhood</b> [1] - 35:24  <b>net</b> [4] - 5:8, 6:19, 7:18, 57:20  <b>never</b> [1] - 58:11  <b>nevertheless</b> [2] - 84:15, 120:5  <b>New</b> [1] - 78:1  <b>new</b> [10] - 10:7, 22:10, 36:9, 44:15, 51:15, 53:18, 57:22, 67:14, 71:19, 137:24  <b>next</b> [23] - 14:15, 14:20, 14:22, 15:4, 18:16, 29:9, 33:12, 42:20, 51:8, 58:7, 60:24, 65:25, 71:6, 73:19, 76:11, 79:3, 86:8, 88:5, 88:6, 102:16, 106:6, 135:16, 139:14  <b>nice</b> [2] - 67:10, 131:6  <b>night</b> [2] - 4:5, 115:24  <b>nine</b> [3] - 105:4, 105:11, 108:5  <b>NOD</b> [1] - 126:17  <b>none</b> [1] - 27:16  <b>nonrestaurant</b> [1] - 127:10  <b>normal</b> [1] - 52:6  <b>North</b> [1] - 1:10  <b>north</b> [1] - 115:12  <b>Northbank</b> [3] - 44:8, 44:11, 53:5  <b>northeast</b> [1] - 115:11  <b>northern</b> [1] - 114:2  <b>Northside</b> [1] - 41:7  <b>Notary</b> [1] - 1:12  <b>note</b> [3] - 32:5, 37:3, 67:9  <b>noted</b> [1] - 55:14  <b>notes</b> [1] - 142:11  <b>nothing</b> [6] - 18:4, 18:6, 21:10, 21:12, 27:24, 84:13  <b>Notice</b> [4] - 74:1, 76:17, 126:13, 129:20  <b>noticed</b> [1] - 139:10  <b>notices</b> [1] - 134:18  <b>Number</b> [5] - 133:17, 133:18, 133:19, 134:9, 134:10  <b>number</b> [39] - 31:14, 33:24, 34:13, 37:25, 38:21, 38:22, 39:4,</p>	<p>39:10, 40:20, 43:7, 43:9, 43:14, 47:19, 48:12, 49:6, 49:22, 51:12, 58:4, 59:12, 63:23, 63:24, 64:18, 64:20, 64:22, 65:12, 66:5, 67:10, 82:15, 82:24, 91:10, 99:5, 111:4, 111:14, 111:21, 112:1, 119:23, 132:17, 133:15, 135:7  <b>numbers</b> [7] - 65:19, 66:4, 67:8, 69:23, 69:24, 69:25, 133:13</p> <p style="text-align: center;"><b>O</b></p> <p><b>o'clock</b> [1] - 115:23  <b>objecting</b> [1] - 105:25  <b>objection</b> [2] - 99:15, 99:16  <b>objective</b> [1] - 46:19  <b>objectives</b> [11] - 34:12, 34:14, 34:17, 34:19, 45:11, 45:15, 59:18, 59:20, 59:25, 66:24, 118:3  <b>obligation</b> [1] - 5:19  <b>observing</b> [1] - 31:12  <b>obsolete</b> [1] - 26:24  <b>obviously</b> [3] - 55:2, 86:10, 89:19  <b>occasions</b> [1] - 112:11  <b>occupancy</b> [4] - 15:24, 16:4, 17:13, 64:21  <b>occupied</b> [3] - 64:22, 65:1, 74:23  <b>occupying</b> [1] - 92:9  <b>occur</b> [3] - 96:24, 101:20, 103:15  <b>occurred</b> [1] - 15:2  <b>OF</b> [4] - 1:1, 142:1, 142:3, 142:4  <b>offer</b> [2] - 72:24, 93:16  <b>offered</b> [1] - 113:5  <b>offering</b> [1] - 69:13  <b>office</b> [15] - 11:17, 49:4, 49:6, 49:12, 49:19, 58:18, 89:22, 92:4, 92:5, 106:1, 106:8, 106:14, 106:16, 106:18, 107:25  <b>Office</b> [5] - 1:22, 4:16, 11:2, 12:1, 13:14  <b>Officer</b> [2] - 1:21, 77:5  <b>OLIVER</b> [1] - 1:16</p>
--	---	--	---	--



<p><b>omitted</b> [1] - 54:2  <b>once</b> [5] - 2:13, 2:22, 10:10, 133:22, 137:19  <b>One</b> [2] - 88:19, 137:17  <b>one</b> [58] - 2:8, 9:14, 11:15, 26:14, 26:20, 27:9, 27:13, 27:15, 45:6, 46:18, 50:12, 50:13, 51:22, 54:10, 59:24, 60:7, 77:18, 79:22, 81:5, 87:3, 88:1, 91:10, 91:22, 94:15, 99:6, 101:21, 104:16, 105:5, 106:7, 106:10, 106:13, 106:20, 107:8, 107:9, 109:2, 109:18, 109:21, 110:6, 110:10, 110:20, 111:6, 111:9, 114:25, 117:17, 119:17, 120:3, 122:25, 123:4, 123:5, 123:23, 124:13, 124:22, 128:13, 133:16, 134:21, 139:8, 139:25  <b>one-on-one</b> [1] - 79:22  <b>ones</b> [6] - 47:23, 47:24, 53:25, 77:11, 91:5, 133:6  <b>ongoing</b> [1] - 31:14  <b>open</b> [4] - 2:25, 8:10, 93:24, 124:1  <b>operate</b> [4] - 6:13, 11:9, 128:24, 138:13  <b>operated</b> [1] - 11:1  <b>operating</b> [11] - 5:1, 5:10, 5:14, 5:25, 6:9, 6:11, 6:17, 6:19, 7:19, 10:1, 71:19  <b>operation</b> [1] - 132:16  <b>operational</b> [2] - 127:15, 133:23  <b>Operations</b> [1] - 1:21  <b>opinion</b> [3] - 108:7, 118:5  <b>opportunities</b> [1] - 6:6  <b>opportunity</b> [6] - 3:10, 5:2, 35:12, 81:13, 98:11, 122:8  <b>opposed</b> [6] - 11:10, 46:9, 46:22, 49:1, 67:8, 92:4  <b>opposition</b> [1] - 112:14</p>	<p><b>option</b> [6] - 6:22, 6:23, 7:10, 10:12, 85:17, 119:9  <b>options</b> [5] - 27:10, 94:12, 98:15, 109:18, 110:21  <b>order</b> [16] - 2:5, 14:15, 15:4, 18:16, 18:18, 29:9, 33:12, 36:16, 59:22, 59:24, 79:3, 93:15, 94:13, 107:17, 123:7, 139:23  <b>ordering</b> [1] - 134:19  <b>Ordinance</b> [1] - 41:21  <b>ordinance</b> [3] - 14:16, 52:10, 83:9  <b>organization</b> [2] - 24:20, 26:2  <b>Organization</b> [2] - 88:22  <b>organizations</b> [2] - 24:12, 35:23  <b>organized</b> [1] - 141:14  <b>original</b> [3] - 10:6, 62:12, 85:1  <b>originated</b> [1] - 97:19  <b>ourselves</b> [1] - 110:14  <b>outdoor</b> [1] - 127:15  <b>outer</b> [3] - 85:17, 94:19, 108:14  <b>outlined</b> [1] - 61:9  <b>outside</b> [8] - 24:20, 85:24, 90:19, 90:24, 93:20, 120:17, 122:9, 134:25  <b>outstanding</b> [3] - 7:8, 7:24, 74:25  <b>overall</b> [6] - 5:8, 13:3, 61:9, 68:7, 73:2, 100:8  <b>Overlay</b> [3] - 40:7, 84:3, 85:19  <b>overlay</b> [23] - 83:2, 84:12, 84:16, 95:7, 95:18, 95:20, 96:3, 96:11, 96:13, 96:20, 100:23, 101:16, 103:5, 104:12, 106:21, 108:13, 108:15, 112:5, 116:3, 118:1, 118:5, 119:13, 121:1  <b>oversight</b> [1] - 12:5  <b>owe</b> [1] - 7:7  <b>own</b> [3] - 4:24, 40:4, 128:24  <b>owned</b> [2] - 11:3, 46:17  <b>owner</b> [1] - 46:18</p>	<p><b>owners</b> [2] - 74:10, 74:12  <b>ownership</b> [4] - 7:20, 9:15, 9:23, 9:25</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>p.m</b> [3] - 1:9, 2:1, 141:20  <b>package</b> [5] - 42:25, 87:6, 87:7, 87:8, 107:16  <b>packet</b> [6] - 4:2, 82:6, 82:7, 82:9, 86:23, 87:15  <b>pad</b> [2] - 123:9, 126:15  <b>page</b> [7] - 40:20, 48:10, 51:8, 87:2, 107:17, 113:11, 127:2  <b>Page</b> [42] - 40:25, 41:14, 41:24, 42:12, 42:20, 43:5, 43:13, 43:17, 43:25, 44:1, 44:5, 44:7, 44:12, 44:17, 44:22, 44:24, 45:10, 45:18, 45:25, 46:5, 46:12, 47:1, 47:17, 48:6, 48:7, 48:8, 48:11, 50:5, 51:1, 59:10, 59:21, 61:11, 61:17, 126:21, 126:25, 127:4, 127:8, 127:19, 127:23, 127:24, 128:2, 130:20  <b>pages</b> [2] - 106:3, 140:8  <b>paid</b> [2] - 10:10, 11:4  <b>paperwork</b> [1] - 8:2  <b>paragraph</b> [3] - 35:15, 35:20, 56:13  <b>parallel</b> [1] - 127:6  <b>parcel</b> [2] - 87:22, 128:15  <b>parcels</b> [4] - 87:22, 87:24, 91:19, 115:18  <b>pardon</b> [2] - 30:24, 128:3  <b>parentheses</b> [1] - 45:20  <b>Park</b> [3] - 34:25, 107:3, 109:3  <b>park</b> [3] - 44:3, 126:22, 128:12  <b>Parking</b> [1] - 11:2  <b>parking</b> [17] - 6:3, 11:12, 11:18, 11:19, 12:19, 57:19, 57:21,</p>	<p>58:20, 58:21, 67:15, 68:1, 91:25, 133:13, 133:17, 133:20, 133:24, 134:5  <b>parks</b> [2] - 61:23, 134:24  <b>Parks</b> [2] - 34:9, 133:1  <b>PAROLA</b> [6] - 1:21, 67:17, 67:25, 76:14, 77:13, 79:9  <b>Parola</b> [6] - 76:13, 77:10, 79:8, 80:12, 85:5, 134:16  <b>part</b> [8] - 11:18, 52:8, 52:25, 62:12, 106:1, 112:19, 115:11, 121:6  <b>participate</b> [1] - 26:12  <b>participated</b> [1] - 130:17  <b>participating</b> [1] - 31:18  <b>participation</b> [2] - 54:25, 55:7  <b>particular</b> [11] - 7:9, 23:25, 55:24, 61:5, 62:1, 74:21, 79:11, 97:21, 111:6, 111:16, 130:8  <b>particularly</b> [2] - 139:13, 141:9  <b>partner</b> [1] - 35:22  <b>partners</b> [1] - 31:16  <b>party</b> [1] - 62:11  <b>pass</b> [1] - 109:20  <b>passed</b> [5] - 72:24, 79:5, 104:4, 130:6, 138:22  <b>passes</b> [8] - 18:15, 23:13, 73:18, 76:9, 79:1, 81:3, 122:25, 133:22  <b>passing</b> [1] - 115:25  <b>path</b> [2] - 7:20, 60:11  <b>patience</b> [1] - 141:9  <b>pause</b> [1] - 81:6  <b>pay</b> [2] - 10:6, 10:8  <b>paying</b> [1] - 50:17  <b>peculiarities</b> [1] - 79:20  <b>pencil</b> [1] - 79:19  <b>pending</b> [1] - 104:22  <b>people</b> [13] - 26:18, 27:11, 27:18, 31:17, 62:19, 77:20, 84:10, 92:1, 92:8, 117:12, 136:3, 140:9, 140:20  <b>people's</b> [1] - 134:20  <b>per</b> [2] - 48:20, 65:1  <b>percent</b> [11] - 13:4,</p>	<p>38:3, 48:4, 49:13, 49:22, 57:19, 60:10, 61:3, 64:15, 64:21, 65:12  <b>perfect</b> [1] - 46:10  <b>perfectly</b> [1] - 89:10  <b>perform</b> [1] - 16:19  <b>performance</b> [7] - 48:11, 59:12, 59:13, 59:16, 60:2, 67:5, 124:23  <b>perhaps</b> [2] - 9:14, 112:15  <b>perimeter</b> [3] - 88:2, 119:21  <b>period</b> [4] - 15:23, 16:15, 17:12, 70:16  <b>periphery</b> [1] - 90:6  <b>permission</b> [1] - 138:3  <b>permit</b> [3] - 84:16, 104:12, 104:21  <b>permitted</b> [2] - 92:12, 104:23  <b>persistence</b> [1] - 141:15  <b>person</b> [3] - 133:25, 134:21, 135:13  <b>personally</b> [2] - 20:13, 95:7  <b>perspective</b> [6] - 51:20, 83:5, 91:8, 92:19, 100:18, 140:12  <b>pertains</b> [1] - 41:19  <b>photograph</b> [3] - 107:1, 107:2, 108:10  <b>photographs</b> [1] - 86:23  <b>physically</b> [1] - 95:14  <b>picture</b> [2] - 105:21, 109:9  <b>pictures</b> [2] - 91:5, 140:19  <b>pieces</b> [1] - 93:13  <b>pile</b> [1] - 78:3  <b>pink</b> [1] - 106:13  <b>pinnacle</b> [1] - 64:10  <b>pipeline</b> [9] - 64:4, 64:14, 64:16, 65:12, 69:24, 70:8, 70:18, 71:11, 139:20  <b>pivotal</b> [1] - 26:20  <b>place</b> [6] - 82:6, 83:2, 90:9, 115:10, 118:11, 119:12  <b>places</b> [2] - 43:2, 44:7  <b>plainly</b> [1] - 117:9  <b>plan</b> [26] - 20:9, 21:24, 21:25, 22:10, 25:16, 26:14, 27:5, 33:13,</p>
--	---	---	--	--

<p>33:22, 33:23, 36:16, 39:21, 40:24, 41:23, 42:7, 42:14, 42:18, 45:2, 46:1, 53:21, 55:18, 57:5, 63:7, 74:24, 128:23, 129:5</p> <p><b>Plan</b> [4] - 20:4, 22:4, 22:6, 35:22</p> <p><b>Planning</b> [6] - 102:1, 102:2, 102:6, 102:7, 102:9, 102:12</p> <p><b>plans</b> [3] - 10:22, 35:25, 62:6</p> <p><b>plates</b> [1] - 134:20</p> <p><b>plays</b> [1] - 137:15</p> <p><b>Plaza</b> [5] - 34:24, 53:3, 123:9, 126:14, 126:17</p> <p><b>Pledge</b> [2] - 2:11, 2:12</p> <p><b>plenty</b> [1] - 92:14</p> <p><b>plus</b> [3] - 49:13, 94:24, 113:5</p> <p><b>podium</b> [3] - 26:7, 81:9, 81:10</p> <p><b>point</b> [29] - 8:7, 11:8, 12:21, 16:18, 18:18, 31:25, 32:6, 34:15, 35:6, 47:18, 52:25, 59:8, 60:12, 64:19, 71:15, 79:15, 79:17, 86:20, 92:20, 100:3, 104:9, 105:13, 114:4, 117:18, 120:2, 120:15, 126:18, 136:7, 138:13</p> <p><b>pointed</b> [3] - 10:24, 62:20, 86:7</p> <p><b>pointing</b> [1] - 104:11</p> <p><b>points</b> [3] - 35:10, 42:14, 128:21</p> <p><b>policy</b> [10] - 38:11, 38:12, 38:18, 42:13, 46:3, 51:25, 52:3, 52:7, 52:13, 92:19</p> <p><b>poll</b> [1] - 50:2</p> <p><b>polygon</b> [1] - 49:8</p> <p><b>poorly</b> [1] - 101:13</p> <p><b>population</b> [1] - 65:4</p> <p><b>porch</b> [1] - 106:12</p> <p><b>portion</b> [2] - 13:7, 68:25</p> <p><b>portions</b> [1] - 35:25</p> <p><b>position</b> [9] - 94:17, 99:12, 112:14, 133:1, 133:9, 133:15, 133:20, 134:9, 134:12</p> <p><b>positions</b> [4] - 132:18, 133:14, 134:10,</p>	<p>136:7</p> <p><b>positive</b> [3] - 25:10, 59:11, 60:1</p> <p><b>positives</b> [2] - 9:11, 9:14</p> <p><b>possibility</b> [1] - 26:22</p> <p><b>possible</b> [5] - 40:3, 95:14, 132:10, 135:25, 136:2</p> <p><b>post</b> [2] - 128:23, 129:4</p> <p><b>post-completion</b> [2] - 128:23, 129:4</p> <p><b>posture</b> [1] - 90:12</p> <p><b>potential</b> [4] - 79:16, 88:20, 107:22, 119:23</p> <p><b>potentially</b> [1] - 5:22</p> <p><b>prefer</b> [1] - 100:22</p> <p><b>prepare</b> [1] - 86:15</p> <p><b>prepared</b> [1] - 104:5</p> <p><b>present</b> [5] - 5:8, 5:16, 15:6, 15:7, 15:8</p> <p><b>PRESENT</b> [2] - 1:14, 1:20</p> <p><b>presentation</b> [6] - 3:5, 33:14, 84:11, 88:14, 94:15, 106:4</p> <p><b>presented</b> [8] - 41:16, 47:7, 48:15, 50:5, 86:4, 118:23, 132:18</p> <p><b>pretty</b> [6] - 40:8, 53:24, 65:15, 87:21, 108:3, 140:19</p> <p><b>prevent</b> [1] - 111:5</p> <p><b>previous</b> [2] - 42:7, 114:16</p> <p><b>previously</b> [9] - 4:3, 41:13, 42:19, 48:17, 49:2, 51:16, 53:22, 114:12, 114:16</p> <p><b>price</b> [2] - 6:23, 7:5</p> <p><b>primarily</b> [1] - 9:21</p> <p><b>primary</b> [2] - 9:24, 68:25</p> <p><b>priority</b> [2] - 133:15, 134:9</p> <p><b>private</b> [4] - 11:6, 24:12, 89:12, 89:15</p> <p><b>probability</b> [1] - 64:15</p> <p><b>problem</b> [3] - 50:14, 110:9, 137:3</p> <p><b>problems</b> [1] - 12:19</p> <p><b>proceed</b> [4] - 45:6, 50:10, 57:15, 69:21</p> <p><b>proceedings</b> [3] - 81:6, 141:19, 142:9</p> <p><b>Proceedings</b> [1] - 1:8</p> <p><b>process</b> [6] - 12:22, 67:2, 96:7, 101:5,</p>	<p>118:2, 138:14</p> <p><b>processing</b> [1] - 24:14</p> <p><b>product</b> [11] - 62:17, 70:23, 97:16, 98:4, 118:12, 118:14, 118:16, 118:20, 120:9, 140:6, 140:10</p> <p><b>Professional</b> [2] - 142:7, 142:18</p> <p><b>Program</b> [1] - 39:20</p> <p><b>program</b> [8] - 18:10, 22:18, 46:16, 57:21, 57:23, 58:9, 68:25, 134:23</p> <p><b>programming</b> [2] - 135:1, 135:3</p> <p><b>programs</b> [3] - 75:1, 133:2, 135:14</p> <p><b>progress</b> [1] - 137:12</p> <p><b>prohibit</b> [1] - 67:14</p> <p><b>project</b> [20] - 7:12, 8:3, 17:4, 19:18, 21:1, 21:19, 22:14, 38:24, 39:6, 44:19, 53:11, 55:7, 57:1, 62:1, 62:3, 65:25, 79:19, 128:10, 137:1, 137:9</p> <p><b>projected</b> [1] - 65:19</p> <p><b>projection</b> [1] - 135:6</p> <p><b>projections</b> [2] - 63:19, 64:12</p> <p><b>projects</b> [14] - 34:24, 35:2, 52:23, 53:7, 53:9, 53:19, 54:3, 60:7, 70:17, 110:16, 133:8, 137:11, 137:16, 139:14</p> <p><b>proliferation</b> [3] - 100:7, 111:5, 114:20</p> <p><b>promotion</b> [1] - 43:22</p> <p><b>properly</b> [1] - 108:8</p> <p><b>properties</b> [2] - 87:11, 111:25</p> <p><b>property</b> [31] - 6:15, 7:21, 37:8, 37:14, 37:17, 37:19, 37:23, 42:13, 46:2, 46:17, 46:18, 51:25, 52:3, 52:5, 52:6, 52:7, 74:10, 74:12, 77:8, 79:12, 79:13, 79:20, 109:13, 113:20, 113:24, 114:1, 114:2, 114:3, 134:10, 134:13, 137:19</p> <p><b>proportional</b> [1] - 128:12</p> <p><b>proposal</b> [9] - 21:23, 55:24, 59:5, 60:17,</p>	<p>120:12, 125:1, 128:14, 128:19, 130:2</p> <p><b>proposals</b> [1] - 107:24</p> <p><b>propose</b> [1] - 59:1</p> <p><b>proposed</b> [23] - 8:22, 21:20, 21:25, 60:18, 71:1, 71:22, 72:16, 72:20, 84:4, 88:15, 93:17, 93:20, 103:5, 105:18, 114:12, 116:1, 119:7, 120:23, 123:12, 127:16, 129:7, 130:5, 136:1</p> <p><b>proposing</b> [1] - 52:21</p> <p><b>proposition</b> [1] - 91:17</p> <p><b>prorated</b> [3] - 6:25, 7:1, 7:3</p> <p><b>prospective</b> [1] - 50:18</p> <p><b>protect</b> [1] - 110:13</p> <p><b>provide</b> [10] - 6:3, 6:8, 6:10, 6:20, 56:5, 92:1, 100:19, 112:12, 120:20, 122:9</p> <p><b>provided</b> [11] - 3:25, 8:20, 44:1, 44:17, 82:16, 82:18, 82:22, 83:16, 91:5, 92:15, 112:17</p> <p><b>provides</b> [6] - 12:5, 41:5, 49:12, 70:10, 109:19, 110:21</p> <p><b>providing</b> [7] - 25:19, 74:11, 92:3, 99:11, 124:24, 135:1, 135:2</p> <p><b>provision</b> [2] - 36:24, 51:18</p> <p><b>provisions</b> [1] - 57:4</p> <p><b>proximity</b> [2] - 92:14, 104:14</p> <p><b>Public</b> [4] - 1:12, 11:2, 39:2, 133:9</p> <p><b>public</b> [14] - 2:16, 2:19, 2:20, 38:10, 38:12, 38:17, 44:2, 53:2, 55:1, 55:3, 84:15, 89:13, 135:5, 137:7</p> <p><b>public's</b> [1] - 141:14</p> <p><b>Public/Main</b> [1] - 1:9</p> <p><b>publication</b> [1] - 134:18</p> <p><b>pull</b> [3] - 87:13, 127:21, 138:25</p> <p><b>purchase</b> [7] - 6:22, 6:23, 7:5, 7:10,</p>	<p>10:12, 138:4</p> <p><b>purposes</b> [1] - 84:13</p> <p><b>pursuant</b> [3] - 6:13, 6:19, 29:17</p> <p><b>pursue</b> [3] - 37:5, 45:21, 48:3</p> <p><b>pursued</b> [1] - 9:20</p> <p><b>put</b> [4] - 13:12, 46:24, 98:15, 132:15</p> <p><b>putting</b> [2] - 54:17, 90:6</p> <p><b>puzzle</b> [1] - 11:19</p>
<b>Q</b>				
<p><b>QR</b> [4] - 26:15, 26:17, 26:22, 27:2</p> <p><b>QRs</b> [1] - 26:18</p> <p><b>qualify</b> [2] - 20:6, 59:23</p> <p><b>quarter</b> [1] - 81:20</p> <p><b>questions</b> [39] - 4:21, 4:22, 8:7, 17:25, 18:2, 20:10, 20:24, 21:8, 22:20, 24:23, 24:25, 25:2, 25:4, 28:13, 30:1, 30:7, 30:8, 32:15, 40:10, 43:6, 45:3, 45:6, 53:17, 60:14, 61:8, 62:14, 62:23, 66:17, 70:25, 75:18, 80:12, 104:5, 113:1, 122:1, 124:25, 130:9, 130:11, 130:12, 130:15</p> <p><b>quick</b> [1] - 57:16</p> <p><b>quickly</b> [3] - 65:15, 86:21, 105:13</p> <p><b>quite</b> [2] - 74:22, 110:23</p> <p><b>quote</b> [1] - 138:15</p>				
<b>R</b>				
<p><b>radius</b> [2] - 115:6, 117:13</p> <p><b>radiuses</b> [1] - 114:23</p> <p><b>raise</b> [1] - 37:24</p> <p><b>raised</b> [2] - 43:6, 91:23</p> <p><b>Ralph</b> [1] - 4:18</p> <p><b>ramps</b> [1] - 86:6</p> <p><b>range</b> [2] - 11:11, 64:8</p> <p><b>rate</b> [3] - 43:15, 64:22, 69:3</p> <p><b>rates</b> [1] - 10:20</p> <p><b>rather</b> [4] - 73:25, 103:19, 108:8, 139:2</p> <p><b>ratification</b> [1] - 4:9</p>				

<p><b>ratio</b> [2] - 63:21, 63:23  <b>reached</b> [1] - 89:24  <b>reacting</b> [1] - 95:11  <b>read</b> [5] - 25:7, 36:6, 40:8, 127:22, 140:7  <b>readdress</b> [1] - 69:20  <b>reads</b> [1] - 36:13  <b>ready</b> [3] - 39:23, 56:7, 123:13  <b>real</b> [2] - 57:16, 95:5  <b>really</b> [35] - 9:24, 10:16, 13:10, 13:15, 17:6, 20:10, 41:19, 53:7, 58:16, 61:4, 62:9, 62:21, 63:11, 64:10, 73:25, 81:18, 89:25, 92:18, 97:19, 98:2, 98:11, 98:18, 99:19, 100:12, 100:17, 112:16, 115:17, 115:18, 118:15, 134:5, 135:8, 138:8, 138:10, 140:15  <b>realm</b> [3] - 89:12, 89:13, 89:15  <b>reason</b> [5] - 17:6, 53:12, 92:11, 111:10, 139:21  <b>reasons</b> [2] - 58:19, 97:25  <b>receive</b> [4] - 6:16, 9:25, 16:9, 128:15  <b>received</b> [10] - 2:19, 6:4, 33:21, 34:8, 34:12, 34:22, 40:15, 41:4, 47:6, 53:2  <b>receiving</b> [1] - 74:9  <b>recent</b> [2] - 5:11, 55:15  <b>recitation</b> [1] - 2:12  <b>recite</b> [1] - 2:11  <b>recognition</b> [2] - 14:18, 29:19  <b>recognize</b> [3] - 53:13, 71:20, 102:21  <b>recognizing</b> [2] - 36:10, 46:9  <b>recommend</b> [6] - 92:23, 93:16, 94:18, 99:14, 108:12, 122:13  <b>recommendation</b> [23] - 8:18, 61:21, 68:15, 74:15, 78:2, 82:14, 83:13, 83:22, 84:23, 85:9, 93:2, 93:11, 97:14, 99:7, 99:8, 99:9, 111:8, 112:7, 124:18, 126:24,</p>	<p>129:18, 136:16, 136:18  <b>recommendations</b> [12] - 40:6, 61:23, 82:20, 84:18, 84:22, 85:7, 96:19, 109:22, 110:25, 112:9, 121:2, 121:14  <b>recommended</b> [11] - 24:16, 28:18, 33:25, 37:9, 62:2, 73:24, 84:9, 92:25, 129:12, 129:13, 135:3  <b>recommending</b> [4] - 20:7, 83:20, 84:24, 120:24  <b>recommends</b> [2] - 84:17, 85:13  <b>record</b> [3] - 75:2, 89:1, 142:10  <b>recovery</b> [3] - 50:7, 51:10, 55:18  <b>red</b> [9] - 35:19, 85:7, 106:11, 106:20, 107:8, 108:9, 113:5, 119:7  <b>red-line</b> [1] - 119:7  <b>redevelopment</b> [17] - 7:12, 7:17, 7:23, 34:23, 35:2, 40:24, 41:23, 42:7, 42:14, 42:17, 45:2, 45:11, 45:17, 45:19, 46:1, 53:18, 84:6  <b>REDEVELOPMENT</b> [1] - 1:2  <b>Redevelopment</b> [5] - 3:1, 52:4, 83:6, 123:8, 126:4  <b>redline</b> [2] - 35:14, 37:25  <b>redo</b> [1] - 29:17  <b>reduce</b> [1] - 5:20  <b>reduced</b> [1] - 69:3  <b>reducing</b> [3] - 8:1, 57:22, 58:17  <b>reduction</b> [2] - 5:13, 57:19  <b>refer</b> [2] - 31:17, 104:8  <b>reference</b> [3] - 52:16, 129:9, 132:3  <b>referencing</b> [1] - 36:2  <b>referred</b> [1] - 55:16  <b>referring</b> [3] - 5:24, 35:20, 93:19  <b>refinance</b> [2] - 5:2, 5:7  <b>refinanced</b> [1] - 10:7  <b>reflect</b> [1] - 133:14  <b>reflected</b> [2] - 35:18, 37:11</p>	<p><b>reflection</b> [1] - 49:16  <b>reflects</b> [2] - 129:18, 132:15  <b>refresh</b> [2] - 15:18, 28:16  <b>regaining</b> [1] - 7:21  <b>regard</b> [3] - 51:11, 55:17, 60:17  <b>regarding</b> [12] - 6:9, 7:24, 14:16, 15:20, 25:16, 34:23, 42:23, 52:10, 57:17, 61:8, 74:8, 89:4  <b>regardless</b> [1] - 89:18  <b>regulation</b> [1] - 108:4  <b>regulations</b> [1] - 89:6  <b>reiterate</b> [1] - 31:24  <b>reiterating</b> [1] - 42:21  <b>relate</b> [3] - 21:20, 43:22, 121:21  <b>related</b> [6] - 43:9, 44:2, 44:19, 45:13, 46:3, 50:3  <b>relates</b> [4] - 20:3, 41:20, 51:15, 133:20  <b>relating</b> [2] - 41:16, 43:7  <b>relation</b> [1] - 63:18  <b>relationship</b> [1] - 44:20  <b>relative</b> [2] - 13:17, 97:16  <b>relatively</b> [1] - 7:6  <b>relied</b> [1] - 107:21  <b>relocation</b> [1] - 44:20  <b>remain</b> [3] - 83:2, 84:4, 85:2  <b>remaining</b> [1] - 7:7  <b>remember</b> [6] - 15:15, 68:4, 83:4, 104:16, 110:2, 127:3  <b>remembering</b> [1] - 56:10  <b>remind</b> [3] - 37:22, 115:24, 117:18  <b>remove</b> [2] - 59:6, 63:1  <b>removed</b> [3] - 42:18, 61:13, 61:17  <b>removing</b> [4] - 63:13, 72:8, 72:25, 132:3  <b>rendering</b> [2] - 106:8, 106:13  <b>renderings</b> [1] - 111:3  <b>renew</b> [1] - 68:20  <b>renewal</b> [10] - 51:10, 51:18, 54:7, 57:17, 57:23, 63:2, 63:7, 68:14, 69:2, 79:24  <b>renewals</b> [1] - 51:14</p>	<p><b>renewing</b> [2] - 59:6, 69:4  <b>renovations</b> [1] - 25:19  <b>rent</b> [3] - 7:2, 7:8, 74:8  <b>rentable</b> [1] - 46:7  <b>rental</b> [2] - 11:12, 72:25  <b>rentals</b> [1] - 44:9  <b>renting</b> [1] - 74:13  <b>reopen</b> [1] - 126:4  <b>REP</b> [1] - 46:23  <b>repairs</b> [1] - 134:1  <b>REPD</b> [7] - 15:1, 123:12, 126:19, 129:13, 129:19, 129:24, 141:10  <b>Report</b> [1] - 132:13  <b>report</b> [8] - 15:11, 19:19, 23:16, 73:21, 74:17, 76:13, 102:8, 142:9  <b>REPORTER</b> [1] - 142:1  <b>Reporter</b> [2] - 142:8, 142:18  <b>reporting</b> [1] - 49:17  <b>representing</b> [1] - 4:19  <b>request</b> [9] - 2:21, 38:15, 39:17, 39:21, 43:18, 44:15, 46:5, 85:22, 136:5  <b>requested</b> [5] - 43:1, 86:25, 90:17, 132:13, 132:21  <b>requesting</b> [3] - 34:9, 34:10, 37:12  <b>requests</b> [4] - 34:20, 34:21, 82:15, 132:15  <b>require</b> [4] - 52:22, 74:16, 83:15, 140:13  <b>required</b> [6] - 16:11, 128:10, 128:17, 128:18, 128:20, 138:6  <b>requirement</b> [5] - 16:7, 16:12, 16:14, 104:14  <b>Requirements</b> [2] - 127:5, 127:9  <b>requirements</b> [12] - 15:24, 16:2, 45:23, 46:16, 47:2, 47:9, 47:15, 89:12, 105:3, 105:4, 105:12, 128:13  <b>requires</b> [2] - 45:14, 60:6  <b>requiring</b> [1] - 111:2</p>	<p><b>research</b> [1] - 134:15  <b>resembles</b> [1] - 107:4  <b>reserve</b> [1] - 26:21  <b>residence</b> [1] - 132:25  <b>residences</b> [1] - 98:7  <b>resident</b> [2] - 65:4, 70:2  <b>residential</b> [6] - 15:25, 16:4, 16:11, 98:5, 100:10, 106:2  <b>residents</b> [13] - 43:10, 48:24, 49:1, 63:23, 64:21, 65:1, 65:9, 65:10, 91:11, 92:4, 98:6, 98:8, 120:21  <b>Resolution</b> [8] - 3:3, 30:3, 72:17, 73:17, 79:6, 81:25, 124:14, 126:10  <b>resolution</b> [38] - 3:20, 9:3, 16:7, 23:15, 23:18, 29:13, 29:14, 35:10, 35:11, 35:13, 36:9, 37:4, 56:5, 56:18, 71:23, 72:16, 73:3, 74:15, 78:7, 82:21, 83:17, 88:16, 92:21, 99:9, 110:24, 112:13, 113:3, 113:10, 117:8, 120:23, 121:3, 122:12, 126:10, 126:16, 129:20, 130:5, 132:1  <b>resolve</b> [6] - 7:24, 8:24, 36:22, 54:6, 79:15, 79:16  <b>resources</b> [1] - 40:5  <b>respects</b> [1] - 128:14  <b>respond</b> [1] - 99:24  <b>responding</b> [1] - 132:20  <b>response</b> [17] - 2:23, 14:21, 22:21, 32:17, 40:15, 43:6, 75:20, 78:14, 80:14, 99:3, 102:23, 103:25, 119:2, 122:2, 125:2, 125:9, 131:10  <b>responses</b> [1] - 50:12  <b>Responses</b> [1] - 127:13  <b>responsibilities</b> [1] - 137:21  <b>responsibility</b> [3] - 6:18, 7:18, 135:12  <b>responsive</b> [1] - 102:24  <b>rest</b> [1] - 20:16  <b>restate</b> [3] - 93:7,</p>
--	---	--	---	---

<p>94:2, 94:8 <b>restaurant</b> [5] - 16:1, 16:3, 22:12, 127:14, 128:17 <b>restaurants</b> [1] - 127:11 <b>restrict</b> [3] - 101:18, 103:20, 108:14 <b>restricted</b> [3] - 93:1, 100:6, 101:7 <b>restricting</b> [2] - 96:25, 103:14 <b>restriction</b> [1] - 94:18 <b>restrictions</b> [1] - 112:5 <b>result</b> [5] - 5:6, 5:17, 43:10, 48:24, 128:18 <b>Retail</b> [1] - 112:21 <b>retail</b> [8] - 22:12, 74:2, 107:9, 107:13, 107:25, 109:10, 118:18, 127:10 <b>retention</b> [4] - 55:18, 57:4, 60:18, 73:1 <b>REV</b> [9] - 20:1, 20:7, 38:3, 38:6, 38:11, 38:13, 38:14, 38:19, 39:13 <b>revenue</b> [5] - 5:3, 5:13, 6:17, 40:4, 74:9 <b>reverse</b> [6] - 85:12, 93:15, 94:14, 100:17, 101:1, 101:4 <b>review</b> [4] - 3:10, 4:12, 8:13, 124:5 <b>reviewed</b> [1] - 34:15 <b>revised</b> [3] - 34:18, 48:19, 83:16 <b>revision</b> [2] - 21:25, 22:6 <b>revisions</b> [8] - 8:22, 15:1, 33:19, 36:15, 61:9, 123:11, 127:20, 130:3 <b>Revitalization</b> [1] - 39:20 <b>right-hand</b> [1] - 105:17 <b>rights</b> [1] - 30:16 <b>risk</b> [1] - 99:17 <b>River</b> [4] - 124:14, 124:21, 124:24, 135:2 <b>riverfront</b> [3] - 44:2, 44:10, 126:14 <b>Riverfront</b> [6] - 34:9, 34:24, 53:3, 123:9, 126:14, 126:17 <b>RiversEdge</b> [1] - 137:18</p>	<p><b>Riverside</b> [1] - 137:17 <b>Riverwalk</b> [2] - 53:4, 135:6 <b>road</b> [3] - 115:17, 115:19, 117:8 <b>roads</b> [3] - 114:13, 114:14, 114:15 <b>roadways</b> [1] - 86:6 <b>Roberson</b> [1] - 4:15 <b>robust</b> [1] - 65:23 <b>ROI</b> [2] - 37:20, 37:21 <b>roll</b> [1] - 36:4 <b>rolling</b> [2] - 58:7, 127:24 <b>RON</b> [1] - 1:18 <b>room</b> [1] - 120:20 <b>Room</b> [1] - 1:10 <b>rough</b> [1] - 137:10 <b>round</b> [3] - 67:7, 67:9, 67:10 <b>rounding</b> [1] - 67:7 <b>run</b> [2] - 34:4, 40:13 <b>running</b> [2] - 2:8, 129:15 <b>runs</b> [1] - 10:9</p>	<p>131:5 <b>scrivener-type</b> [2] - 34:3, 53:25 <b>scroll</b> [2] - 35:17, 51:5 <b>searches</b> [1] - 134:15 <b>seat</b> [1] - 2:20 <b>seating</b> [1] - 127:16 <b>second</b> [36] - 3:13, 3:15, 9:7, 16:5, 16:10, 16:24, 17:1, 20:23, 29:25, 30:5, 37:18, 56:2, 56:4, 56:23, 59:8, 60:21, 60:22, 61:1, 61:6, 74:16, 78:10, 78:12, 80:5, 80:6, 80:9, 81:9, 91:15, 108:20, 108:21, 113:2, 114:10, 124:8, 125:5, 125:7, 130:7 <b>seconded</b> [2] - 80:10, 119:6 <b>seconding</b> [1] - 60:24 <b>Secretary</b> [1] - 1:16 <b>Section</b> [13] - 36:9, 41:18, 41:21, 42:6, 42:12, 83:23, 84:2, 84:14, 85:1, 93:2, 112:8, 112:9, 132:4 <b>section</b> [3] - 36:13, 51:9, 54:13 <b>sections</b> [2] - 36:18, 54:14 <b>securing</b> [1] - 124:22 <b>see</b> [36] - 7:5, 16:13, 16:16, 22:10, 22:17, 26:19, 27:6, 35:14, 43:4, 45:18, 47:13, 49:11, 56:7, 64:7, 64:13, 65:5, 81:7, 85:6, 87:14, 89:18, 90:21, 91:3, 105:19, 112:16, 114:24, 115:6, 116:4, 120:25, 126:17, 127:19, 129:7, 132:16, 135:24, 139:13, 140:22, 141:2 <b>seeing</b> [3] - 52:24, 53:15, 87:4 <b>seeking</b> [2] - 95:23, 96:13 <b>seeks</b> [1] - 97:22 <b>seem</b> [3] - 25:20, 87:14, 137:24 <b>selected</b> [1] - 23:25 <b>selective</b> [1] - 121:7 <b>self</b> [18] - 14:17, 27:19, 83:10, 85:15,</p>	<p>87:21, 88:23, 97:23, 100:10, 101:17, 103:6, 104:12, 105:18, 106:19, 107:7, 107:11, 107:18, 108:6, 109:24 <b>self-explanatory</b> [1] - 87:21 <b>self-navigate</b> [1] - 27:19 <b>self-storage</b> [16] - 14:17, 83:10, 85:15, 88:23, 97:23, 100:10, 101:17, 103:6, 104:12, 105:18, 106:19, 107:7, 107:11, 107:18, 108:6, 109:24 <b>sell</b> [1] - 128:25 <b>selling</b> [1] - 37:13 <b>semester</b> [1] - 16:10 <b>sense</b> [1] - 139:17 <b>sentence</b> [1] - 127:12 <b>separate</b> [1] - 62:3 <b>separately</b> [1] - 55:2 <b>September</b> [2] - 41:7, 126:23 <b>seriously</b> [1] - 58:17 <b>serve</b> [3] - 98:6, 98:7, 120:21 <b>served</b> [1] - 64:17 <b>serves</b> [1] - 84:5 <b>service</b> [5] - 67:14, 67:15, 92:1, 92:3, 115:8 <b>services</b> [4] - 6:7, 74:11, 122:10, 134:5 <b>set</b> [2] - 106:6, 135:4 <b>settle</b> [1] - 7:22 <b>settlement</b> [13] - 3:4, 3:21, 3:23, 4:1, 4:7, 4:9, 4:23, 8:12, 8:19, 8:25, 12:3, 40:2, 133:22 <b>seven</b> [7] - 72:15, 73:18, 76:9, 81:3, 122:25, 125:23, 131:25 <b>seven-zero</b> [2] - 72:15, 131:25 <b>several</b> [12] - 24:4, 34:21, 45:19, 66:5, 71:17, 89:8, 90:1, 91:8, 111:11, 112:11, 133:18 <b>shall</b> [2] - 85:15, 127:14 <b>Shamrock</b> [2] -</p>	<p>105:17, 106:4 <b>share</b> [4] - 4:14, 51:24, 82:17, 140:1 <b>shared</b> [1] - 36:5 <b>sharing</b> [1] - 132:19 <b>sheet</b> [3] - 8:4, 74:6, 141:2 <b>Shipyards</b> [2] - 34:25, 44:18 <b>shops</b> [1] - 110:3 <b>short</b> [2] - 89:2, 141:5 <b>show</b> [4] - 20:15, 86:21, 107:6, 135:6 <b>showed</b> [2] - 56:13, 87:10 <b>showing</b> [3] - 35:19, 86:15, 94:21 <b>shown</b> [6] - 47:25, 48:17, 61:16, 87:21, 87:22, 111:4 <b>shows</b> [5] - 87:1, 87:3, 90:19, 137:11, 139:20 <b>shuttles</b> [1] - 6:7 <b>SIC</b> [17] - 17:19, 19:24, 29:14, 29:24, 30:5, 74:15, 82:13, 82:24, 93:10, 97:7, 101:9, 109:6, 109:8, 111:11, 118:8, 132:18 <b>sic</b> [2] - 122:25, 128:10 <b>side</b> [4] - 85:12, 115:12, 134:13 <b>sides</b> [2] - 89:17, 106:17 <b>sign</b> [1] - 110:15 <b>signed</b> [1] - 4:8 <b>significance</b> [1] - 7:13 <b>significant</b> [6] - 5:25, 10:4, 58:8, 81:19, 109:11, 137:20 <b>significantly</b> [2] - 58:23, 128:14 <b>signs</b> [1] - 139:21 <b>silver</b> [1] - 27:14 <b>similar</b> [4] - 45:25, 110:4, 110:16, 111:3 <b>similarly</b> [1] - 112:8 <b>simple</b> [3] - 73:25, 140:7, 140:21 <b>simpler</b> [1] - 47:13 <b>simplify</b> [1] - 95:15 <b>simply</b> [8] - 8:17, 16:15, 17:13, 49:24, 62:10, 83:1, 83:20, 84:11 <b>Simpson</b> [2] - 88:21, 88:22</p>
<b>S</b>				
<p><b>safe</b> [1] - 17:5 <b>sails</b> [1] - 78:1 <b>satisfy</b> [1] - 59:25 <b>Saturday</b> [1] - 31:10 <b>save</b> [1] - 5:15 <b>savings</b> [5] - 5:6, 5:9, 5:17, 5:24, 135:23 <b>saw</b> [4] - 39:7, 42:19, 53:12, 138:16 <b>SAWYER</b> [1] - 1:22 <b>Scenic</b> [1] - 34:10 <b>schedule</b> [6] - 3:2, 14:19, 98:20, 101:22, 102:1, 141:4 <b>scheduled</b> [2] - 31:10, 102:5 <b>Sciulli</b> [2] - 4:18 <b>scope</b> [1] - 127:17 <b>score</b> [1] - 22:9 <b>scored</b> [1] - 22:4 <b>scoring</b> [5] - 126:12, 129:6, 130:22, 131:1, 132:4 <b>screen</b> [5] - 8:5, 35:17, 35:19, 51:2, 87:14 <b>screens</b> [1] - 90:15 <b>scrivener</b> [2] - 34:3, 53:25 <b>scrivener's</b> [7] - 36:14, 36:22, 48:13, 49:25, 67:8, 72:21,</p>				

<p><b>single</b> [1] - 22:14  <b>single-use</b> [1] - 22:14  <b>site</b> [9] - 44:14, 44:18, 76:18, 76:21, 97:21, 98:1, 100:9, 100:11, 115:16  <b>sites</b> [6] - 6:16, 27:2, 44:13, 118:13, 119:24, 120:6  <b>sits</b> [1] - 121:4  <b>sitting</b> [1] - 141:15  <b>situation</b> [2] - 13:11, 13:18  <b>six</b> [3] - 79:1, 123:3, 123:5  <b>size</b> [4] - 7:1, 87:24, 128:15, 128:17  <b>Sky</b> [4] - 129:9, 130:20, 130:23, 132:4  <b>small</b> [2] - 56:6, 58:20  <b>Society</b> [4] - 23:20, 26:4, 26:11, 29:15  <b>solid</b> [1] - 10:16  <b>solutions</b> [1] - 11:19  <b>solve</b> [1] - 12:18  <b>someone</b> [6] - 6:15, 39:13, 91:18, 100:9, 107:6, 135:10  <b>somewhat</b> [3] - 20:2, 61:22, 140:2  <b>somewhere</b> [1] - 34:17  <b>soon</b> [1] - 38:8  <b>sorry</b> [9] - 2:7, 2:14, 48:6, 57:8, 70:1, 70:11, 88:11, 116:15, 135:17  <b>sort</b> [5] - 70:22, 105:10, 109:14, 109:20, 110:18  <b>sorts</b> [1] - 112:5  <b>sound</b> [1] - 13:15  <b>sounds</b> [2] - 9:10, 112:19  <b>source</b> [1] - 62:11  <b>sources</b> [1] - 49:9  <b>Southbank</b> [8] - 44:8, 44:11, 67:20, 86:9, 90:23, 97:22, 121:17, 121:21  <b>southern</b> [1] - 113:25  <b>Southside</b> [1] - 41:6  <b>space</b> [13] - 49:4, 49:6, 49:13, 49:20, 58:18, 69:5, 74:2, 74:4, 74:13, 74:21, 92:9, 115:1  <b>spaces</b> [4] - 11:12, 11:13, 22:16, 134:2</p>	<p><b>speaker</b> [1] - 2:21  <b>speaking</b> [2] - 40:20, 44:8  <b>speaks</b> [3] - 42:4, 46:1, 47:14  <b>special</b> [3] - 75:4, 112:20, 135:1  <b>specialist</b> [1] - 134:11  <b>specific</b> [3] - 24:21, 43:23, 113:24  <b>specifically</b> [9] - 34:5, 42:4, 44:13, 51:11, 57:3, 59:4, 65:24, 119:8, 124:21  <b>specifics</b> [2] - 20:1, 20:11  <b>spend</b> [4] - 32:12, 35:12, 54:11, 138:2  <b>spent</b> [1] - 55:11  <b>sponsored</b> [1] - 31:15  <b>sponsorship</b> [1] - 138:4  <b>Sports</b> [3] - 67:19, 86:12, 90:22  <b>spreadsheet</b> [1] - 137:9  <b>square</b> [3] - 46:7, 68:24, 69:2  <b>stabilizes</b> [1] - 129:1  <b>staff</b> [30] - 13:12, 14:25, 20:5, 20:7, 24:19, 24:24, 36:14, 47:21, 54:17, 56:6, 62:22, 68:10, 68:17, 69:15, 70:21, 72:20, 86:4, 88:15, 93:7, 102:7, 102:8, 105:15, 105:24, 113:5, 119:8, 119:17, 120:15, 132:2, 140:12, 141:13  <b>Staffing</b> [1] - 132:13  <b>staffing</b> [2] - 132:15, 137:15  <b>stairs</b> [2] - 130:21, 130:23  <b>stake</b> [1] - 76:25  <b>stand</b> [2] - 2:11, 50:20  <b>standard</b> [2] - 76:21, 92:24  <b>standards</b> [5] - 83:15, 99:24, 100:5, 109:21, 112:17  <b>standing</b> [2] - 20:22, 29:24  <b>standpoint</b> [1] - 91:23  <b>stands</b> [1] - 92:19  <b>stapling</b> [1] - 123:19  <b>stars</b> [2] - 87:12, 87:16</p>	<p><b>start</b> [13] - 3:3, 9:8, 18:25, 45:18, 55:20, 55:22, 57:6, 71:19, 84:23, 90:9, 93:25, 95:8, 130:10  <b>started</b> [5] - 2:15, 31:4, 100:16, 111:11, 129:24  <b>starting</b> [7] - 2:7, 6:24, 7:15, 45:10, 55:15, 101:1, 101:4  <b>starts</b> [1] - 120:24  <b>STATE</b> [1] - 142:3  <b>state</b> [1] - 59:2  <b>State</b> [3] - 1:12, 86:18, 88:7  <b>statement</b> [1] - 84:11  <b>static</b> [1] - 62:17  <b>stating</b> [1] - 117:9  <b>statistical</b> [1] - 64:25  <b>Statutes</b> [2] - 41:18, 42:7  <b>stay</b> [3] - 58:15, 63:12, 93:4  <b>stayed</b> [1] - 88:1  <b>staying</b> [3] - 63:8, 63:9, 88:5  <b>stenographic</b> [1] - 142:11  <b>stenographically</b> [1] - 142:9  <b>step</b> [3] - 11:21, 77:22, 102:16  <b>Steve</b> [2] - 69:10, 88:18  <b>STEVE</b> [1] - 1:22  <b>stewards</b> [1] - 12:7  <b>stifle</b> [1] - 55:9  <b>still</b> [11] - 16:12, 21:4, 27:3, 36:11, 36:21, 41:3, 49:16, 51:9, 81:8, 105:2, 137:20  <b>stop</b> [2] - 93:2, 93:3  <b>stopped</b> [2] - 98:10, 98:12  <b>storage</b> [17] - 14:17, 83:10, 85:15, 85:24, 88:23, 97:23, 100:10, 101:17, 103:6, 104:12, 105:18, 106:19, 107:7, 107:11, 107:18, 108:6, 109:24  <b>stories</b> [1] - 107:10  <b>straight</b> [1] - 45:4  <b>straightforward</b> [1] - 40:8  <b>Strategic</b> [5] - 15:9, 73:23, 85:10, 85:22,</p>	<p>139:7  <b>strategic</b> [7] - 45:11, 45:15, 59:18, 59:20, 59:25, 134:4, 138:14  <b>strategically</b> [1] - 139:10  <b>strategy</b> [12] - 33:23, 36:3, 36:16, 38:4, 42:15, 42:17, 43:12, 45:4, 45:9, 46:4, 48:5, 58:2  <b>streamline</b> [2] - 67:1, 139:5  <b>street</b> [3] - 22:13, 29:19, 89:19  <b>Street</b> [5] - 1:10, 74:3, 79:7, 86:8, 86:18  <b>street-front</b> [1] - 22:13  <b>Streets</b> [1] - 88:8  <b>stretch</b> [2] - 103:17  <b>striking</b> [1] - 113:12  <b>stringent</b> [1] - 112:14  <b>strip</b> [2] - 94:21, 94:22  <b>stronger</b> [2] - 99:15, 99:16  <b>structure</b> [4] - 9:17, 10:8, 46:11, 91:1  <b>structured</b> [4] - 9:21, 68:1, 68:9, 91:25  <b>structures</b> [1] - 88:6  <b>struggled</b> [1] - 113:22  <b>student</b> [2] - 15:25, 18:11  <b>students</b> [1] - 17:21  <b>study</b> [1] - 135:4  <b>stuff</b> [1] - 135:20  <b>subdivisions</b> [1] - 113:8  <b>subject</b> [2] - 23:23, 113:7  <b>submission</b> [1] - 72:23  <b>submitted</b> [2] - 47:9, 132:22  <b>subparagraph</b> [1] - 126:22  <b>subsection</b> [2] - 54:13, 126:25  <b>substance</b> [2] - 53:19, 140:15  <b>substantial</b> [3] - 5:6, 127:20, 132:17  <b>substantially</b> [2] - 8:1, 126:22  <b>substitute</b> [1] - 27:1  <b>suburbs</b> [2] - 58:3, 58:19  <b>sufficient</b> [2] - 50:15, 87:24  <b>suggest</b> [4] - 52:10,</p>	<p>83:2, 99:23, 101:6  <b>suggested</b> [7] - 42:23, 52:15, 56:18, 85:2, 86:14, 127:13, 130:4  <b>suggesting</b> [1] - 34:13  <b>suggestion</b> [2] - 51:19, 138:7  <b>suggestions</b> [3] - 35:1, 49:3, 129:12  <b>Suite</b> [1] - 88:19  <b>summarized</b> [2] - 89:9, 90:4  <b>summary</b> [3] - 4:2, 66:9, 70:15  <b>superscript</b> [2] - 48:14, 50:1  <b>support</b> [14] - 8:25, 13:20, 25:8, 27:23, 39:9, 68:1, 75:10, 96:19, 112:4, 116:13, 117:21, 118:22, 124:20, 136:17  <b>supporting</b> [2] - 62:4, 62:5  <b>supportive</b> [1] - 25:5  <b>suppose</b> [1] - 98:7  <b>supposed</b> [2] - 89:21, 130:21  <b>surprised</b> [3] - 25:12, 67:13, 68:3  <b>surprising</b> [1] - 91:18  <b>surprisingly</b> [1] - 41:1  <b>survey</b> [1] - 76:25  <b>sway</b> [1] - 63:11  <b>synopsis</b> [1] - 40:21  <b>system</b> [5] - 45:24, 47:16, 48:5, 49:18, 59:11</p>
<b>T</b>				
<p><b>T/E</b> [1] - 45:20  <b>table</b> [12] - 46:8, 47:18, 48:2, 53:7, 53:21, 53:23, 61:18, 65:22, 65:23, 67:6, 130:22, 131:1  <b>tables</b> [1] - 60:8  <b>target</b> [5] - 43:14, 43:15, 48:19, 48:22, 49:19  <b>targeted</b> [2] - 43:8, 49:1  <b>targets</b> [3] - 63:14, 63:16, 63:18  <b>Tax</b> [4] - 11:3, 11:5, 53:8, 53:11  <b>tax</b> [1] - 11:10  <b>tax-exempt</b> [1] - 11:10</p>				

<p><b>taxable</b> [1] - 11:9  <b>tea</b> [1] - 25:7  <b>team</b> [2] - 11:25, 12:20  <b>technical</b> [1] - 36:15  <b>technology</b> [2] - 26:17, 27:4  <b>ten</b> [1] - 110:3  <b>tenant</b> [7] - 58:1, 58:6, 61:6, 63:6, 68:19, 68:23, 134:2  <b>tenants</b> [7] - 50:18, 51:15, 57:22, 58:14, 59:7, 92:5, 92:6  <b>tenor</b> [1] - 82:19  <b>term</b> [9] - 7:2, 8:4, 9:2, 10:8, 73:20, 74:6, 77:2, 77:3, 141:2  <b>terminate</b> [1] - 7:23  <b>terms</b> [19] - 4:2, 4:11, 4:12, 4:23, 6:12, 7:16, 8:23, 11:11, 23:24, 46:7, 46:8, 70:7, 89:15, 123:10, 126:11, 126:17, 127:17, 133:7  <b>Terrace</b> [4] - 129:9, 130:20, 130:24, 132:4  <b>THE</b> [250] - 2:3, 2:13, 2:22, 2:24, 3:9, 3:14, 3:18, 8:10, 8:21, 9:4, 9:8, 10:3, 10:14, 11:23, 12:10, 12:14, 12:23, 13:9, 13:25, 14:2, 14:4, 14:6, 14:8, 14:10, 14:12, 15:12, 16:21, 17:18, 17:22, 18:1, 18:3, 18:5, 18:7, 18:9, 18:21, 19:2, 19:4, 19:6, 19:8, 19:10, 19:12, 19:14, 20:20, 21:2, 21:5, 21:7, 21:9, 21:11, 21:13, 21:16, 22:19, 22:22, 22:25, 23:2, 23:4, 23:6, 23:8, 23:10, 23:12, 24:22, 25:1, 25:3, 25:25, 27:22, 28:1, 28:4, 28:7, 28:12, 28:15, 28:21, 28:23, 28:25, 29:2, 29:4, 29:6, 29:23, 30:4, 30:10, 30:12, 30:19, 30:21, 31:20, 31:23, 32:4, 32:18, 32:21, 32:23, 32:25, 33:2, 33:4, 33:6, 33:8, 40:16, 45:5, 50:23, 54:8, 56:3,</p>	<p>56:16, 56:22, 56:25, 57:14, 58:25, 60:16, 60:21, 60:23, 61:7, 62:15, 62:24, 63:4, 66:11, 66:15, 66:18, 68:11, 69:21, 70:21, 71:21, 72:1, 72:3, 72:5, 72:7, 72:10, 72:12, 72:14, 73:6, 73:8, 73:10, 73:12, 73:14, 73:16, 74:14, 75:2, 75:8, 75:11, 75:13, 75:15, 75:18, 75:21, 75:24, 76:1, 76:3, 76:5, 76:7, 76:9, 77:10, 77:15, 78:6, 78:11, 78:15, 78:17, 78:19, 78:21, 78:23, 78:25, 80:1, 80:4, 80:7, 80:10, 80:15, 80:17, 80:19, 80:21, 80:23, 80:25, 81:2, 81:7, 81:11, 81:17, 81:24, 82:8, 88:12, 93:6, 94:4, 94:6, 94:10, 95:19, 96:11, 96:17, 97:3, 97:6, 98:18, 100:12, 100:16, 101:23, 102:18, 103:1, 103:4, 103:21, 105:9, 108:17, 108:20, 108:22, 109:5, 112:23, 112:25, 113:14, 113:18, 115:21, 117:1, 117:4, 117:23, 118:7, 118:24, 119:3, 119:18, 120:22, 121:10, 121:12, 121:15, 121:25, 122:3, 122:6, 122:11, 122:16, 122:18, 122:20, 122:22, 122:24, 123:5, 123:7, 123:24, 124:9, 124:11, 124:25, 125:3, 125:6, 125:10, 125:12, 125:14, 125:16, 125:18, 125:20, 125:22, 128:2, 129:22, 130:14, 130:16, 131:6, 131:11, 131:14, 131:16, 131:18, 131:20, 131:22, 131:24, 135:17, 136:8, 136:10,</p>	<p>137:2, 139:9, 141:7  <b>themselves</b> [3] - 45:17, 92:8, 114:25  <b>therefore</b> [1] - 65:20  <b>thereof</b> [1] - 36:18  <b>thinking</b> [1] - 86:10  <b>third</b> [6] - 47:12, 47:15, 62:11, 79:10, 100:2, 104:16  <b>third-party</b> [1] - 62:11  <b>third-tier</b> [1] - 47:15  <b>thoughts</b> [1] - 95:16  <b>thousand</b> [2] - 24:4, 65:21  <b>three</b> [16] - 6:25, 17:20, 20:19, 45:15, 59:23, 60:2, 66:6, 77:2, 77:4, 79:23, 104:12, 104:19, 104:20, 107:10, 139:15  <b>three-month</b> [2] - 79:23  <b>three-to-zero</b> [1] - 20:19  <b>threshold</b> [1] - 37:10  <b>throughout</b> [9] - 23:22, 24:7, 31:13, 41:11, 42:3, 64:13, 83:11, 106:24, 114:14  <b>throw</b> [1] - 116:23  <b>throwing</b> [1] - 58:14  <b>Thursday</b> [4] - 47:6, 47:7, 47:11, 48:15  <b>Tier</b> [7] - 45:13, 45:14, 45:23, 47:2, 47:5, 47:9, 60:5  <b>tier</b> [7] - 45:20, 47:12, 47:15, 48:5, 59:11, 100:2  <b>tier-eligible</b> [1] - 45:20  <b>tiered</b> [1] - 99:20  <b>tiers</b> [8] - 45:12, 45:24, 47:2, 47:16, 48:1, 48:5, 52:23, 59:20  <b>tiers-eligible</b> [4] - 47:2, 48:1, 52:23, 59:20  <b>TIF</b> [1] - 10:18  <b>time-consuming</b> [1] - 55:5  <b>timeline</b> [1] - 126:12  <b>timing</b> [1] - 39:21  <b>title</b> [2] - 10:12, 134:14  <b>today</b> [32] - 2:6, 2:14, 6:19, 8:22, 16:12, 19:20, 22:5, 36:20, 49:12, 55:10, 60:8,</p>	<p>63:18, 63:20, 64:14, 64:16, 65:6, 65:18, 69:1, 69:23, 71:4, 81:12, 81:15, 97:11, 98:16, 98:25, 102:5, 124:13, 126:8, 135:21, 138:17, 141:9, 141:12  <b>today's</b> [1] - 68:18  <b>TODD</b> [1] - 1:17  <b>together</b> [4] - 13:13, 54:17, 63:15, 132:16  <b>tomorrow</b> [1] - 141:1  <b>ton</b> [1] - 74:18  <b>took</b> [2] - 18:18, 130:1  <b>tool</b> [1] - 10:21  <b>top</b> [6] - 48:9, 61:11, 61:12, 61:17, 106:12, 107:10  <b>total</b> [3] - 48:3, 48:4, 60:10  <b>totaling</b> [1] - 15:23  <b>town</b> [1] - 141:1  <b>traffic</b> [1] - 118:17  <b>Trail</b> [1] - 61:24  <b>trail</b> [1] - 62:5  <b>transaction</b> [2] - 39:8, 141:3  <b>transcript</b> [1] - 142:10  <b>traveled</b> [1] - 114:13  <b>trends</b> [1] - 58:19  <b>tried</b> [4] - 84:20, 97:9, 97:18, 98:2  <b>trip</b> [1] - 107:21  <b>Tropia</b> [3] - 1:11, 142:7, 142:18  <b>true</b> [1] - 142:10  <b>try</b> [3] - 93:7, 133:25, 138:15  <b>trying</b> [14] - 15:14, 24:18, 37:24, 54:21, 65:18, 83:24, 94:11, 95:8, 98:8, 101:11, 102:20, 102:23, 112:12, 136:11  <b>turn</b> [2] - 90:14, 113:11  <b>twice</b> [2] - 136:23, 139:16  <b>two</b> [13] - 6:4, 15:15, 24:2, 27:18, 47:21, 50:11, 62:9, 67:21, 71:7, 71:12, 110:3, 120:3, 139:14  <b>type</b> [16] - 34:3, 53:25, 93:22, 94:19, 95:24, 96:3, 96:21, 96:24, 97:17, 100:23, 103:8, 103:10, 110:4, 116:14,</p>	<p>118:14, 118:20  <b>types</b> [3] - 22:12, 86:13, 111:25</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>ubiquitous</b> [1] - 26:23  <b>ultimately</b> [4] - 8:14, 60:5, 105:1, 116:10  <b>unanimous</b> [2] - 20:19, 130:6  <b>unanimously</b> [2] - 74:20, 138:23  <b>unbelievable</b> [1] - 70:22  <b>under</b> [19] - 6:12, 7:16, 9:16, 22:4, 22:9, 22:17, 45:10, 45:23, 66:5, 68:24, 71:19, 74:4, 90:21, 105:19, 106:15, 127:4, 127:8, 127:19, 138:21  <b>underlying</b> [1] - 5:3  <b>understated</b> [1] - 49:17  <b>understood</b> [3] - 21:18, 43:20, 49:21  <b>undertake</b> [1] - 60:7  <b>Union</b> [2] - 86:18, 88:8  <b>unit</b> [2] - 65:1, 70:4  <b>units</b> [22] - 15:25, 43:7, 43:9, 43:13, 43:14, 43:16, 48:18, 48:19, 48:22, 63:24, 64:8, 64:23, 65:3, 65:7, 65:11, 66:1, 69:25, 70:11, 91:11, 98:5, 109:24  <b>unless</b> [2] - 19:21, 100:5  <b>unlimited</b> [1] - 67:22  <b>unnecessary</b> [1] - 77:22  <b>up</b> [36] - 8:15, 13:3, 20:14, 26:23, 35:17, 36:4, 37:15, 38:3, 38:7, 43:13, 49:25, 52:12, 58:13, 64:9, 64:22, 65:2, 67:10, 81:15, 81:20, 87:14, 92:16, 92:20, 93:24, 97:9, 98:23, 100:9, 103:13, 104:6, 106:9, 110:12, 115:13, 123:23, 127:22, 138:2, 138:9, 139:11  <b>update</b> [7] - 21:21, 33:13, 33:18, 66:22,</p>
--	--	--	--	--

<p>79:18, 136:3, 137:1  <b>updates</b> [2] - 20:3, 67:13  <b>upper</b> [1] - 105:17  <b>upshot</b> [1] - 89:10  <b>Urban</b> [1] - 98:9  <b>urban</b> [1] - 92:16  <b>urge</b> [1] - 100:21  <b>uses</b> [3] - 83:11, 98:1, 108:1</p>	<p style="text-align: center;"><b>W</b></p> <p><b>wade</b> [1] - 93:10  <b>waiting</b> [3] - 87:19, 88:12, 102:22  <b>waive</b> [1] - 16:14  <b>waives</b> [1] - 16:7  <b>waiving</b> [1] - 17:14  <b>Ward</b> [25] - 12:10, 18:3, 19:4, 21:9, 23:2, 27:22, 28:25, 30:21, 32:23, 66:18, 72:5, 73:10, 75:8, 76:1, 78:12, 78:21, 80:4, 80:21, 108:22, 117:4, 117:23, 122:16, 125:7, 125:16, 131:16  <b>ward</b> [1] - 66:15  <b>WARD</b> [27] - 1:18, 12:11, 14:7, 18:4, 19:5, 21:10, 23:3, 27:23, 29:1, 30:22, 31:1, 32:24, 66:16, 72:6, 73:11, 75:9, 76:2, 78:10, 78:22, 80:3, 80:22, 108:21, 117:5, 122:17, 125:4, 125:17, 131:17  <b>watch</b> [1] - 55:3  <b>water</b> [1] - 135:5  <b>wayfinding</b> [1] - 26:18  <b>ways</b> [2] - 24:19, 107:22  <b>website</b> [1] - 31:18  <b>Wednesday</b> [1] - 1:8  <b>week</b> [6] - 19:24, 33:21, 34:6, 34:22, 47:11, 98:23  <b>weekly</b> [1] - 137:20  <b>weeks</b> [4] - 15:15, 71:7, 71:12  <b>West</b> [2] - 34:25, 41:7  <b>west</b> [1] - 115:12  <b>whatsoever</b> [1] - 30:9  <b>whereas</b> [1] - 35:15  <b>Whereas</b> [1] - 35:21  <b>white</b> [6] - 106:11, 106:20, 107:8, 108:9, 109:9  <b>whole</b> [1] - 66:21  <b>willing</b> [1] - 79:21  <b>wind</b> [2] - 26:23, 77:25  <b>windows</b> [4] - 29:18, 105:23, 106:17, 106:23  <b>Winter</b> [2] - 107:3, 109:3  <b>wish</b> [5] - 27:15,</p>	<p>40:13, 83:25, 84:1, 93:10  <b>wished</b> [1] - 10:13  <b>withheld</b> [1] - 7:25  <b>withstanding</b> [1] - 67:5  <b>won</b> [1] - 9:20  <b>word</b> [3] - 13:17, 46:6, 54:13  <b>worded</b> [1] - 69:1  <b>words</b> [1] - 105:20  <b>work-from-home</b> [1] - 58:1  <b>workflow</b> [1] - 137:9  <b>Works</b> [2] - 39:2, 133:9  <b>workshop</b> [8] - 33:21, 34:6, 37:2, 40:15, 47:6, 47:7, 48:15, 54:15  <b>workshops</b> [2] - 33:20, 55:1  <b>worse</b> [1] - 58:15  <b>WORSHAM</b> [40] - 1:15, 3:12, 9:6, 12:15, 14:9, 18:6, 19:3, 21:12, 23:1, 28:2, 29:3, 31:22, 32:22, 41:25, 55:25, 56:21, 66:20, 67:24, 68:2, 71:2, 72:8, 72:11, 73:13, 75:7, 75:25, 77:17, 78:4, 78:8, 78:24, 80:24, 87:5, 117:25, 122:7, 122:14, 125:19, 127:25, 128:4, 130:19, 131:3, 131:15  <b>Worsham</b> [28] - 12:14, 14:8, 18:5, 19:2, 21:11, 22:25, 28:1, 29:2, 31:21, 32:21, 56:3, 56:20, 66:19, 68:11, 72:7, 73:12, 75:6, 75:24, 77:25, 78:11, 78:23, 80:23, 117:24, 122:6, 125:18, 127:13, 131:6, 131:14  <b>worth</b> [1] - 104:11  <b>wrangle</b> [1] - 27:12  <b>write</b> [1] - 20:14  <b>write-up</b> [1] - 20:14  <b>writing</b> [1] - 23:21  <b>written</b> [2] - 42:9, 92:22  <b>wrote</b> [1] - 84:7</p>	<p style="text-align: center;"><b>X</b></p> <p><b>XZAVIER</b> [1] - 1:23</p> <p style="text-align: center;"><b>Y</b></p> <p><b>year</b> [35] - 5:18, 5:20, 5:21, 7:3, 15:22, 16:3, 16:5, 16:6, 16:8, 16:10, 16:14, 16:16, 16:18, 16:19, 17:10, 17:14, 31:9, 31:13, 38:5, 43:8, 43:16, 46:10, 46:18, 48:20, 64:6, 64:9, 64:10, 65:3, 65:25, 66:2, 66:6, 70:1, 135:20  <b>years</b> [15] - 5:11, 24:2, 26:24, 38:7, 46:9, 47:18, 48:2, 54:21, 60:7, 64:7, 66:5, 70:8, 88:24, 139:15  <b>yellow</b> [5] - 47:20, 47:24, 52:24, 53:16, 60:9  <b>yesterday</b> [2] - 4:5, 71:7</p> <p style="text-align: center;"><b>Z</b></p> <p><b>zero</b> [14] - 14:14, 18:14, 19:15, 20:19, 23:12, 29:7, 33:9, 72:15, 73:18, 76:10, 79:1, 81:3, 125:24, 131:25  <b>zoning</b> [16] - 67:12, 85:24, 87:3, 87:11, 87:17, 90:16, 90:19, 90:21, 93:20, 95:14, 103:5, 103:8, 104:23, 105:3, 112:4, 120:16  <b>Zoning</b> [3] - 40:7, 84:3, 85:19</p>
<p style="text-align: center;"><b>V</b></p> <p><b>vacancy</b> [4] - 49:4, 49:7, 49:13, 49:20  <b>vacant</b> [1] - 74:22  <b>valid</b> [1] - 84:13  <b>valuable</b> [1] - 92:16  <b>value</b> [7] - 5:8, 5:16, 37:14, 37:15, 37:16, 37:21, 52:12  <b>valued</b> [1] - 37:19  <b>values</b> [1] - 68:7  <b>various</b> [8] - 20:15, 35:24, 36:17, 87:20, 104:5, 116:9, 117:11, 119:10  <b>verified</b> [1] - 37:21  <b>version</b> [9] - 34:1, 38:1, 44:22, 47:8, 56:11, 84:9, 114:16, 140:17, 140:21  <b>Vice</b> [1] - 1:15  <b>vicinity</b> [1] - 86:19  <b>view</b> [1] - 9:14  <b>virtue</b> [1] - 10:1  <b>Vision</b> [1] - 124:20  <b>voiced</b> [2] - 57:18, 58:22  <b>volunteer</b> [1] - 15:18  <b>vote</b> [34] - 8:14, 13:22, 13:23, 14:13, 15:1, 16:23, 18:20, 18:23, 19:14, 20:19, 22:22, 28:13, 32:16, 32:19, 70:25, 71:22, 72:17, 73:2, 73:4, 75:21, 78:15, 80:15, 100:4, 119:1, 119:4, 119:14, 122:4, 125:10, 125:23, 129:19, 130:6, 131:9, 131:12, 131:25  <b>voted</b> [5] - 20:8, 20:18, 74:19, 97:10, 139:4  <b>votes</b> [1] - 112:15</p>			

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, February 23, 2022,  
commencing at 4:20 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.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

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

- - -

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1 providing entertainment at Jax River Jams.  
2 THE CHAIRMAN: Any questions about this  
3 proposal?  
4 BOARD MEMBERS: (No response.)  
5 THE CHAIRMAN: Do I have a motion?  
6 BOARD MEMBER WARD: I'll move to approve.  
7 BOARD MEMBER CITRANO: Second.  
8 THE CHAIRMAN: Motion to approve by  
9 Mr. Ward, second by Mr. Citrano.  
10 Any discussion on the motion?  
11 BOARD MEMBERS: (No response.)  
12 THE CHAIRMAN: Mr. Moody, how do you vote?  
13 BOARD MEMBER MOODY: I'm in favor.  
14 THE CHAIRMAN: Mr. Gibbs.  
15 BOARD MEMBER GIBBS: In favor.  
16 THE CHAIRMAN: Mr. Froats.  
17 BOARD MEMBER FROATS: In favor.  
18 THE CHAIRMAN: Mr. Ward.  
19 BOARD MEMBER WARD: In favor.  
20 THE CHAIRMAN: Ms. Worsham.  
21 BOARD MEMBER WORSHAM: In favor.  
22 THE CHAIRMAN: Mr. Citrano.  
23 BOARD MEMBER CITRANO: In favor.  
24 THE CHAIRMAN: I'm also in favor. If my  
25 vote is -- if my count is right, that's seven  
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1 P R O C E E D I N G S  
February 23, 2022 4:20 p.m.

2 - - -

3 THE CHAIRMAN: We'll open the Downtown  
4 Investment Authority meeting.

5 I guess the first thing we'll do, we'll  
6 address the January 19th, 2022, minutes.

7 Has everybody had a chance to review the  
8 minutes? Any motion to --

9 BOARD MEMBER GIBBS: Move to approve.

10 BOARD MEMBER FROATS: Second.

11 THE CHAIRMAN: All in favor?

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Thank you very much.

14 The meeting minutes are approved.

15 We have one matter of business today.

16 It's Resolution 2022-02-06, Jax River Jams  
17 contribution.

18 Ms. Boyer.

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

20 This is a recommendation to make a  
21 contribution of \$50,000 as an event  
22 contribution to Downtown Vision to support the  
23 Jax River Jams event, and specifically the DIA  
24 contribution will be used for securing one of  
25 the musical performance acts that will be

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1 to zero in favor of 2022-02-06.  
2 Thank you very much.  
3 There are no further matters in the  
4 Downtown Investment Authority meeting. I'll  
5 close that.  
6 (The foregoing proceedings were adjourned  
7 at 4:24 p.m.)  
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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 2nd day of March 2022.

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Diane M. Tropa  
Florida Professional Reporter

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<b>\$</b>	<b>C</b>	3:21, 3:23, 3:24, 4:1 <b>February</b> [2] - 1:6, 2:1 <b>first</b> [1] - 2:5 <b>FLORIDA</b> [1] - 5:3 <b>Florida</b> [4] - 1:9, 1:10, 5:7, 5:18 <b>foregoing</b> [2] - 4:6, 5:9 <b>FPR</b> [1] - 1:9 <b>Froats</b> [1] - 3:16 <b>FROATS</b> [3] - 1:14, 2:10, 3:17	<b>M</b>	<b>Public</b> [1] - 1:10 <b>Public/Main</b> [1] - 1:7
<b>\$50,000</b> [1] - 2:21	<b>CAROL</b> [1] - 1:13 <b>CERTIFICATE</b> [1] - 5:1 <b>certify</b> [1] - 5:8 <b>Chair</b> [1] - 1:13 <b>CHAIRMAN</b> [13] - 2:3, 2:11, 2:13, 3:2, 3:5, 3:8, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24 <b>Chairman</b> [2] - 1:13, 2:19 <b>chance</b> [1] - 2:7 <b>Chief</b> [1] - 1:18 <b>CHISHOLM</b> [1] - 1:20 <b>Citrano</b> [2] - 3:9, 3:22 <b>CITRANO</b> [3] - 1:14, 3:7, 3:23 <b>CITY</b> [1] - 1:1 <b>close</b> [1] - 4:5 <b>commencing</b> [1] - 1:7 <b>complete</b> [1] - 5:10 <b>contribution</b> [4] - 2:17, 2:21, 2:22, 2:24 <b>Counsel</b> [1] - 1:20 <b>count</b> [1] - 3:25 <b>COUNTY</b> [1] - 5:4 <b>CRAIG</b> [1] - 1:15	<b>G</b>	<b>Manager</b> [1] - 1:19 <b>March</b> [1] - 5:15 <b>matter</b> [1] - 2:15 <b>matters</b> [1] - 4:3 <b>MEETING</b> [1] - 1:3 <b>meeting</b> [3] - 2:4, 2:14, 4:4 <b>Member</b> [4] - 1:14, 1:15, 1:15, 1:16 <b>MEMBER</b> [10] - 2:9, 2:10, 3:6, 3:7, 3:13, 3:15, 3:17, 3:19, 3:21, 3:23 <b>MEMBERS</b> [4] - 1:12, 2:12, 3:4, 3:11 <b>minutes</b> [3] - 2:6, 2:8, 2:14 <b>moody</b> [1] - 3:12 <b>MOODY</b> [2] - 1:16, 3:13 <b>motion</b> [4] - 2:8, 3:5, 3:8, 3:10 <b>move</b> [2] - 2:9, 3:6 <b>MS</b> [1] - 2:19 <b>Multipurpose</b> [1] - 1:8 <b>musical</b> [1] - 2:25	<b>Q</b>
<b>1</b>				<b>R</b>
<b>19th</b> [1] - 2:6				<b>recommendation</b> [1] - 2:20 <b>record</b> [1] - 5:10 <b>report</b> [1] - 5:9 <b>REPORTER</b> [1] - 5:1 <b>Reporter</b> [2] - 5:8, 5:18 <b>Resolution</b> [1] - 2:16 <b>response</b> [2] - 3:4, 3:11 <b>review</b> [1] - 2:7 <b>River</b> [3] - 2:16, 2:23, 3:1 <b>RON</b> [1] - 1:16 <b>Room</b> [1] - 1:8
<b>2</b>		<b>H</b>		<b>S</b>
<b>2022</b> [4] - 1:6, 2:1, 2:6, 5:15 <b>2022-02-06</b> [2] - 2:16, 4:1 <b>23</b> [2] - 1:6, 2:1 <b>2nd</b> [1] - 5:15		<b>held</b> [1] - 1:6		<b>SAWYER</b> [1] - 1:20 <b>second</b> [3] - 2:10, 3:7, 3:9 <b>Secretary</b> [1] - 1:14 <b>securing</b> [1] - 2:24 <b>seven</b> [1] - 3:25 <b>specifically</b> [1] - 2:23 <b>STATE</b> [1] - 5:3 <b>State</b> [1] - 1:10 <b>stenographic</b> [1] - 5:11 <b>stenographically</b> [1] - 5:9 <b>STEVE</b> [1] - 1:19 <b>Street</b> [1] - 1:8 <b>support</b> [1] - 2:22
<b>3</b>		<b>I</b>		
<b>303</b> [1] - 1:8		<b>Investment</b> [2] - 2:4, 4:4 <b>INVESTMENT</b> [1] - 1:2	<b>N</b>	
<b>4</b>		<b>J</b>	<b>North</b> [1] - 1:8 <b>Notary</b> [1] - 1:10 <b>notes</b> [1] - 5:11	
<b>4:20</b> [2] - 1:7, 2:1 <b>4:24</b> [1] - 4:7		<b>JACKSONVILLE</b> [1] - 1:1 <b>Jacksonville</b> [2] - 1:7, 1:9 <b>Jams</b> [3] - 2:16, 2:23, 3:1 <b>January</b> [1] - 2:6 <b>Jax</b> [3] - 2:16, 2:23, 3:1 <b>JIM</b> [1] - 1:14 <b>JOHN</b> [1] - 1:20	<b>O</b>	
<b>A</b>	<b>D</b>	<b>K</b>	<b>OF</b> [4] - 1:1, 5:1, 5:3, 5:4 <b>Office</b> [1] - 1:20 <b>Officer</b> [1] - 1:18 <b>one</b> [2] - 2:15, 2:24 <b>open</b> [1] - 2:3 <b>Operations</b> [1] - 1:19	
<b>acts</b> [1] - 2:25 <b>address</b> [1] - 2:6 <b>adjourned</b> [1] - 4:6 <b>Administrative</b> [1] - 1:20 <b>ALSO</b> [1] - 1:17 <b>approve</b> [3] - 2:9, 3:6, 3:8 <b>approved</b> [1] - 2:14 <b>Assistant</b> [1] - 1:20 <b>AUTHORITY</b> [1] - 1:2 <b>Authority</b> [2] - 2:4, 4:4 <b>authorized</b> [1] - 5:8 <b>aye</b> [1] - 2:12	<b>DATED</b> [1] - 5:15 <b>DAVID</b> [1] - 1:15 <b>Development</b> [1] - 1:19 <b>DIA</b> [3] - 1:19, 1:19, 2:23 <b>Diane</b> [3] - 1:9, 5:7, 5:18 <b>Director</b> [1] - 1:19 <b>discussion</b> [1] - 3:10 <b>DOWNTOWN</b> [1] - 1:2 <b>Downtown</b> [3] - 2:3, 2:22, 4:4 <b>DUVAL</b> [1] - 5:4	<b>L</b>	<b>P</b>	
<b>B</b>	<b>E</b>	<b>KELLEY</b> [1] - 1:19	<b>p.m</b> [3] - 1:7, 2:1, 4:7 <b>PAROLA</b> [1] - 1:19 <b>performance</b> [1] - 2:25 <b>PRESENT</b> [2] - 1:12, 1:17 <b>proceedings</b> [2] - 4:6, 5:9 <b>Proceedings</b> [1] - 1:6 <b>Professional</b> [2] - 5:7, 5:18 <b>proposal</b> [1] - 3:3 <b>providing</b> [1] - 3:1	
<b>BOARD</b> [15] - 1:3, 1:12, 2:9, 2:10, 2:12, 3:4, 3:6, 3:7, 3:11, 3:13, 3:15, 3:17, 3:19, 3:21, 3:23 <b>Board</b> [4] - 1:14, 1:15, 1:15, 1:16 <b>Boyer</b> [1] - 2:18 <b>BOYER</b> [2] - 1:18, 2:19 <b>BRAXTON</b> [1] - 1:13 <b>business</b> [1] - 2:15	<b>entertainment</b> [1] - 3:1 <b>event</b> [2] - 2:21, 2:23 <b>Executive</b> [1] - 1:18			
	<b>F</b>	<b>Large</b> [1] - 1:10 <b>Laura</b> [1] - 1:8 <b>Library</b> [1] - 1:8 <b>LORI</b> [1] - 1:18		
	<b>favor</b> [9] - 2:11, 3:13, 3:15, 3:17, 3:19,			

<b>V</b>
<b>Vice</b> [1] - 1:13 <b>Vision</b> [1] - 2:22 <b>vote</b> [2] - 3:12, 3:25
<b>W</b>
<b>WARD</b> [3] - 1:15, 3:6, 3:19 <b>Ward</b> [2] - 3:9, 3:18 <b>Wednesday</b> [1] - 1:6 <b>Worsham</b> [1] - 3:20 <b>WORSHAM</b> [2] - 1:13, 3:21
<b>X</b>
<b>XZAVIER</b> [1] - 1:20
<b>Z</b>
<b>zero</b> [1] - 4:1