

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, September 18,
2019, commencing at 3:35 p.m., City Hall, Lynwood
Roberts Room, 1st Floor, 117 West Duval Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
MICHAEL BOYLAN, City Council Liaison.
KAREN UNDERWOOD-EILAND, Executive Assistant.

- - -

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

1 Chamber to support the Live Downtown
2 Jacksonville website and marketing effort.
3 And if you look at Exhibit 1 to that
4 resolution, our obligation is to contribute
5 10,000 prior to October 1. The Chamber will
6 continue to host and update it throughout the
7 year and will continue to market downtown Jax
8 residency. They will display our logo where
9 appropriate. And we will be a partner in the
10 site, as other entities are, developers, and
11 other donors.
12 A tab will be established on the JAXUSA
13 home page for downtown Jax as opposed to just
14 Jacksonville generically. That will be able to
15 direct people to downtown.
16 And this will entitle DIA and downtown
17 Jacksonville to Items 2 and 3 for the upcoming
18 fiscal year, which means 12 months from now
19 essentially. Any extension beyond that will be
20 on mutually agreeable terms. So whether or not
21 we make a contribution for the second year will
22 be up to us a year from now, and we'll see how
23 effective the site is.
24 I will tell you, I think this is a bargain
25 for us because the site that we're working on,
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 P R O C E E D I N G S
2 September 18, 2019 3:35 p.m.

3 THE CHAIRMAN: Let's start the Downtown
4 Investment Authority meeting.
5 Has everyone had an opportunity to review
6 the minutes of August 21st, 2019, DIA board
7 meeting?
8 I'll entertain a motion.
9 BOARD MEMBER MOODY: I move they be
10 approved.
11 BOARD MEMBER GILLAM: Second.
12 THE CHAIRMAN: Properly moved and
13 seconded.
14 Any discussion?
15 BOARD MEMBERS: (No response.)
16 THE CHAIRMAN: Hearing none, all those in
17 favor signify by saying aye.
18 BOARD MEMBERS: Aye.
19 THE CHAIRMAN: Any opposition by like
20 sign.
21 BOARD MEMBERS: (No response.)
22 THE CHAIRMAN: Approved unanimous.
23 Next is Resolution 2019-09-08.
24 MS. BOYER: So Resolution 2019-09-08 is
25 the contribution of \$10,000 to the Jacksonville
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 the Invest Jax site, you know, we're
2 spending -- and we're getting a good deal on
3 that, but we're spending near \$50,000 on the
4 development and implementation of that site,
5 and we're having to do it ourselves. In this
6 case, the Chamber has already done it and
7 invested all that. So a \$10,000 contribution
8 in something that is specifically geared toward
9 bringing residents downtown I think has great
10 value.
11 And these funds are this year's -- this
12 fiscal year's funds. And since you're in the
13 DIA, we realize -- and not in the community
14 redevelopment area, these were operating funds
15 for the DIA that we were able to piece together
16 and that we would lose at year end if we didn't
17 use them.
18 THE CHAIRMAN: Can we get a motion on
19 2019-09-08?
20 BOARD MEMBER GILLAM: So moved.
21 BOARD MEMBER BARAKAT: Second.
22 THE CHAIRMAN: Properly moved and
23 seconded.
24 Discussion, Mr. Froats.
25 BOARD MEMBER FROATS: No comments.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

5

1 THE CHAIRMAN: Mr. Barakat.
 2 BOARD MEMBER BARAKAT: No comments.
 3 THE CHAIRMAN: Mr. Gillam.
 4 BOARD MEMBER GILLAM: I thought the
 5 website was great. It must have been I wasn't
 6 aware of it until we saw it. I guess I'm
 7 embarrassed to say that, but I thought it was
 8 great.
 9 BOARD MEMBER MOODY: Money well spent.
 10 THE CHAIRMAN: Ms. Worsham.
 11 BOARD MEMBER WORSHAM: I agree. Money
 12 well spent.
 13 THE CHAIRMAN: Any further discussion?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, all those in
 16 favor of 2019-09-08 signify by saying aye.
 17 BOARD MEMBERS: Aye.
 18 THE CHAIRMAN: Any opposition by like
 19 sign.
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRMAN: Show it unanimous.
 22 Next is Resolution 2019-09-09.
 23 Withdrawn.
 24 Next is Resolution 2019-09-10.
 25 MS. BOYER: Mr. Parola.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

6

1 MR. PAROLA: Thank you.
 2 2019-09-10 is the second amendment to an
 3 existing allocation of development rights
 4 agreement for multifamily that's come to
 5 affectionately be known as Ventures of the
 6 Southbank. It's been around for a good number
 7 of years. It went through some litigation.
 8 They've resolved everything.
 9 What this resolution is doing is making
 10 the performance schedule consistent with the
 11 performance schedule and the redevelopment
 12 agreement that you all amended in June of this
 13 past year. So that's kind of just checking the
 14 box.
 15 It also does a couple of things for us
 16 that we wanted to memorialize. The first one
 17 is, they're reducing the number of units from
 18 300 to 185. By memorializing it in this, we
 19 get the balance of that back so that the
 20 balance of this is 115.
 21 Also, the developer that existed in 2007,
 22 which is no longer around but still has an
 23 interest in this property until it's sold, had
 24 rights to 128 marina slips. We've gotten both
 25 parties to agree, they have no use for them,
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

7

1 and they will be coming back to you as the
 2 master developer for the DRI for use wherever
 3 you so desire in downtown.
 4 So the reason for bringing back, again,
 5 the resolution is to memorialize the two
 6 allocations and make sure that the performance
 7 schedule coincides with the redevelopment
 8 agreement.
 9 THE CHAIRMAN: Very good.
 10 I'll entertain a motion on 2019-09-10.
 11 BOARD MEMBER WORSHAM: Move to approve.
 12 BOARD MEMBER MOODY: Second.
 13 THE CHAIRMAN: Properly moved and
 14 seconded.
 15 Ms. Worsham, would you begin?
 16 BOARD MEMBER WORSHAM: Well, to regain
 17 those marina sites is a very valuable
 18 proposition for us at this stage, so well done.
 19 THE CHAIRMAN: Mr. Moody.
 20 BOARD MEMBER MOODY: I'm curious, when you
 21 go from 300 to 185 and we're trying to
 22 encourage mass downtown, why such a great
 23 reduction?
 24 MR. PAROLA: Through the Chair, that's --
 25 we were very supportive of 300. They have
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

8

1 neighbors, and they did what neighbors do, they
 2 worked out an agreement to where they both
 3 could live with each other.
 4 Because we want to encourage more
 5 residential development, especially on the
 6 Southbank, and all over downtown, we will take
 7 the 185-unit development. And I don't think
 8 we're going to have a problem backfilling the
 9 other 115 units, not at all, sir.
 10 BOARD MEMBER MOODY: Okay. Thank you.
 11 THE CHAIRMAN: Thank you, Mr. Moody.
 12 Mr. Gillam.
 13 BOARD MEMBER GILLAM: It's always been a
 14 tiny site, in my mind. Going from 300 to 185
 15 probably makes sense.
 16 I can't remember -- we're just talking
 17 about development rights to this point. How
 18 does the -- or if it does, the reduction in
 19 units have any effect on any grants or
 20 increment funding? Are we providing any
 21 funding on this project?
 22 MR. PAROLA: Through the Chair, that's
 23 when the redevelopment agreement comes in.
 24 There is a REV Grant on the site.
 25 The operative provision about the REV
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Grant is that they are giving us -- so there's
2 legislation going through, legislation that was
3 passed a while ago, to give us a -- make sure
4 we have a 20-foot easement all along -- from
5 Prudential Drive and then back through their
6 property line on the river. So that's going to
7 give us a mixed-use path and it's going to give
8 us an extension of the Riverwalk. Part of the
9 redevelopment agreement, they're required to
10 construct it and they're required to maintain
11 it.

12 Ms. Jill Enz, in the Parks Department, and
13 I have met with the development team several
14 times. And, in fact, we're meeting with them
15 again this Friday at 11:30 to walk the site and
16 make sure it looks and feels and is obvious to
17 everybody that it belongs to the public.

18 MS. BOYER: But to your point, Mr. Gillam,
19 a REV Grant is still based on the capital
20 investment in the property, so --

21 BOARD MEMBER GILLAM: It's going to go
22 down.

23 MS. BOYER: -- the capital investment is
24 lower. Because there are fewer units, then the
25 REV Grant net amount will be less.

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

1 THE CHAIRMAN: Anything else?
2 BOARD MEMBER GILLAM: No.
3 THE CHAIRMAN: Mr. Barakat.
4 BOARD MEMBER BARAKAT: The only question,
5 the deadlines you have here, the -- all the
6 development rights go back to DIA if any of
7 these deadlines are not met?

8 MR. PAROLA: Yes.

9 BOARD MEMBER BARAKAT: We don't need to
10 change it today, but I would, in future
11 resolutions, maybe say that that -- it just
12 says that these are the deadlines, but it
13 doesn't indicate what happens if such deadlines
14 aren't met. Just to make it more clear.

15 MR. PAROLA: Through the Chair, I agree
16 with you. We used the catchall sentence at the
17 end, all other terms and other conditions of
18 the allocation are granted, but your point is
19 well made. We'll be explicit in further
20 resolutions.

21 BOARD MEMBER BARAKAT: Thank you.

22 THE CHAIRMAN: Mr. Froats.

23 BOARD MEMBER FROATS: No comments.

24 THE CHAIRMAN: Any further discussion on
25 2019-09-10?

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

1 BOARD MEMBER MOODY: One question.

2 THE CHAIRMAN: Yes, sir. Mr. Moody.

3 BOARD MEMBER MOODY: Did I hear you say
4 the developer did change from the original
5 developer?

6 MR. PAROLA: My apologies.

7 There were two developers, one in 2007,
8 who proposed the marina slips, and the current
9 developer. And the reason I brought those up
10 is because both have agreed that we're getting
11 the marina slips back. That was the only
12 reason for mentioning it, sir.

13 BOARD MEMBER MOODY: Okay.

14 THE CHAIRMAN: Any further discussion on
15 2019-09-10?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, all those in
18 favor signify by saying aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Any opposition by like
21 sign.

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Show it unanimous.

24 Any further on the chief executive --

25 MS. BOYER: I will just point out a couple

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

1 of quick things to you. I know everybody is
2 ready to close here.

3 Number one is we had an item about soil
4 testing on Lot J that we were thinking we would
5 have at today's meeting. It just kind of came
6 up yesterday or the day before, and they
7 indicated they could wait till the October
8 meeting for that. They're doing some other
9 testing in the meantime that is less invasive,
10 so that's one item that we already have coming
11 up in October, and you can look forward to
12 that.

13 The other thing that I wanted to share
14 is -- I mentioned it briefly when I talked
15 about the Retail Committee, and I think
16 Mr. Barakat is the chair and maybe wasn't here
17 when I mentioned that, so I want him to hear it
18 too.

19 Part of my focus is, as we are driving
20 hard to get to our 10,000 residents and
21 encouraging residential development everywhere,
22 I think one of the things we have to not lose
23 sight of is the need to bring retail and
24 grocery stores and services and all of those
25 things alongside so that we maintain or create

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

1 a desirable downtown urban lifestyle in those
2 areas, and I have a particular focus that I'm
3 working on right now involving the Elbow and
4 its proximity to our courthouse/City Hall site
5 which I think will help elevate the value of
6 that site and its absorption, and another Laura
7 Street/Hogan Street corridor project.

8 So I think both of those two areas are
9 particularly right for this and I'm going to be
10 coming back to the Retail Committee to talk
11 about some tiered ways to incentivize things
12 that include additional funding if you have
13 sidewalk cafe space, and perhaps this is where
14 we start on our two-way streets and this is
15 where we start on some of our beautification
16 efforts and this is where we bump the curbs out
17 to make the sidewalk wider.

18 So I'm looking at it more comprehensively
19 as how we take some fairly defined geographic
20 areas and intensify the retail opportunity in
21 those areas so that you can start to build
22 critical mass because, while we have wonderful
23 establishments downtown, they're quite spread
24 out and they don't create that feel yet, but --
25 we have a couple of clusters, one in the Elbow

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

1 want to see in terms of the mix of uses, what
2 we would want to see in terms of design,
3 et cetera, as we move forward on that.

4 And Mr. Parola has had some great meetings
5 about the Park Street project that we're
6 implementing right now. So we are nearing
7 completion on Riverplace Boulevard, and the
8 Park Street design is going well.

9 And any others in that regard that you
10 wanted to update the board on?

11 I think the Blue Cross -- by the way, I
12 think you will be -- I hope you will be.
13 Mr. Parola and I had an opportunity to attend
14 the meeting with Blue Cross, looking at the
15 preliminary design for the garage, and I was
16 quite pleased with the opportunities and what
17 was being shown for it. It is not a
18 traditional looking garage. So I think that
19 could be a real asset in that area.

20 Again, I think that public parking next
21 to Park Street will really help not only
22 Unity Plaza and the hotel and other businesses
23 going in that direction, but the eventual
24 development of the Park Street corridor.

25 That's it.

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

1 and one in Laura/Hogan where we're starting to
2 build it. And I think with a little push, we
3 could really create an environment in those two
4 areas that would be meaningful.

5 So you're going to see more details of
6 that plan. I'm sharing it only because I --
7 it's leaking, and I don't want anyone to feel
8 like somebody has inside information and
9 someone else doesn't if they happen to own
10 property in those areas.

11 Other than that, we have a pretty full
12 plate of normal business coming our way. We
13 have some other prospective developments that
14 we're hearing about, but that weren't ready for
15 this. I think you should expect to see news on
16 Berkman and Berkman coming back before the end
17 of the year. I think we have some potential on
18 that.

19 And our goal would be, once the courthouse
20 City Hall site hits the street and we have
21 completely finished the RFP and we enter into
22 the cone of silence period and get a little
23 break on that one, to really start looking at
24 the Landing and going back to pulling out the
25 charette documents, identifying what we would

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

1 THE CHAIRMAN: Thank you.

2 A lot of irons in the fire. We appreciate
3 that.

4 No chairman's report. We had the DDRB
5 briefing.

6 Old business, new business?
7 (No response.)

8 THE CHAIRMAN: And I look forward to the
9 discussion on quorums.

10 Hearing nothing further, this meeting is
11 adjourned.

12 (The foregoing proceedings were adjourned
13 at 3:53 p.m.)

14 - - -

15
16
17
18
19
20
21
22
23
24
25
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

13

14

15 DATED this 30th day of September 2019.

16

17

18

19

Diane M. Tropa
Florida Professional Reporter

20

21

22

23

24

25

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

\$	allocation [2] - 6:3, 10:18	11:13, 11:16, 11:19, 11:22	14:20	desire [1] - 7:3
\$10,000 [2] - 2:25, 4:7	allocations [1] - 7:6	Board [3] - 1:14, 1:15, 1:15	clear [1] - 10:14	details [1] - 14:5
\$50,000 [1] - 4:3	alongside [1] - 12:25	BOULEVARD [1] - 15:7	close [1] - 12:2	developer [5] - 6:21, 7:2, 11:4, 11:5, 11:9
1	ALSO [1] - 1:17	box [1] - 6:14	clusters [1] - 13:25	developers [2] - 3:10, 11:7
1 [2] - 3:3, 3:5	amended [1] - 6:12	BOYER [6] - 1:18, 2:24, 5:25, 9:18, 9:23, 11:25	coincides [1] - 7:7	development [9] - 4:4, 6:3, 8:5, 8:7, 8:17, 9:13, 10:6, 12:21, 15:24
10,000 [2] - 3:5, 12:20	amendment [1] - 6:2	BOYLAN [1] - 1:20	coming [5] - 7:1, 12:10, 13:10, 14:12, 14:16	developments [1] - 14:13
115 [2] - 6:20, 8:9	amount [1] - 9:25	BRAXTON [1] - 1:14	commencing [1] - 1:7	DIA [6] - 1:18, 2:6, 3:16, 4:13, 4:15, 10:6
117 [1] - 1:8	apologies [1] - 11:6	break [1] - 14:23	comments [3] - 4:25, 5:2, 10:23	Diane [3] - 1:9, 17:7, 17:19
11:30 [1] - 9:15	appropriate [1] - 3:9	briefing [1] - 16:5	Committee [2] - 12:15, 13:10	direct [1] - 3:15
12 [1] - 3:18	approve [1] - 7:11	briefly [1] - 12:14	community [1] - 4:13	direction [1] - 15:23
128 [1] - 6:24	approved [2] - 2:10, 2:22	bring [1] - 12:23	complete [1] - 17:10	discussion [5] - 2:14, 5:13, 10:24, 11:14, 16:9
18 [2] - 1:6, 2:1	area [2] - 4:14, 15:19	bringing [2] - 4:9, 7:4	completely [1] - 14:21	Discussion [1] - 4:24
185 [3] - 6:18, 7:21, 8:14	areas [6] - 13:2, 13:8, 13:20, 13:21, 14:4, 14:10	brought [1] - 11:9	completion [1] - 15:7	display [1] - 3:8
185-unit [1] - 8:7	asset [1] - 15:19	build [2] - 13:21, 14:2	comprehensively [1] - 13:18	documents [1] - 14:25
1st [1] - 1:8	Assistant [1] - 1:20	bump [1] - 13:16	conditions [1] - 10:17	done [2] - 4:6, 7:18
2	attend [1] - 15:13	business [3] - 14:12, 16:6	cone [1] - 14:22	donors [1] - 3:11
2 [1] - 3:17	August [1] - 2:6	businesses [1] - 15:22	consistent [1] - 6:10	down [1] - 9:22
20-foot [1] - 9:4	AUTHORITY [1] - 1:2	C	construct [1] - 9:10	DOWNTOWN [1] - 1:2
2007 [2] - 6:21, 11:7	Authority [1] - 2:4	cafe [1] - 13:13	continue [2] - 3:6, 3:7	downtown [10] - 3:7, 3:13, 3:15, 3:16, 4:9, 7:3, 7:22, 8:6, 13:1, 13:23
2019 [4] - 1:7, 2:1, 2:6, 17:15	authorized [1] - 17:8	capital [2] - 9:19, 9:23	contribute [1] - 3:4	Downtown [2] - 2:3, 3:1
2019-09-08 [4] - 2:23, 2:24, 4:19, 5:16	aware [1] - 5:6	CAROL [1] - 1:15	contribution [3] - 2:25, 3:21, 4:7	DRI [1] - 7:2
2019-09-09 [1] - 5:22	aye [6] - 2:17, 2:18, 5:16, 5:17, 11:18, 11:19	case [1] - 4:6	corridor [2] - 13:7, 15:24	Drive [1] - 9:5
2019-09-10 [5] - 5:24, 6:2, 7:10, 10:25, 11:15	B	catchall [1] - 10:16	Council [1] - 1:20	driving [1] - 12:19
21st [1] - 2:6	backfilling [1] - 8:8	CERTIFICATE [1] - 17:1	Counsel [1] - 1:19	Duval [1] - 1:8
3	balance [2] - 6:19, 6:20	certify [1] - 17:8	COUNTY [1] - 17:4	DUVAL [1] - 17:4
3 [1] - 3:17	BARAKAT [6] - 1:14, 4:21, 5:2, 10:4, 10:9, 10:21	cetera [1] - 15:3	couple [3] - 6:15, 11:25, 13:25	E
300 [4] - 6:18, 7:21, 7:25, 8:14	Barakat [3] - 5:1, 10:3, 12:16	chair [1] - 12:16	courthouse [1] - 14:19	easement [1] - 9:4
30th [1] - 17:15	bargain [1] - 3:24	CHAIRMAN [29] - 2:3, 2:12, 2:16, 2:19, 2:22, 4:18, 4:22, 5:1, 5:3, 5:10, 5:13, 5:15, 5:18, 5:21, 7:9, 7:13, 7:19, 8:11, 10:1, 10:3, 10:22, 10:24, 11:2, 11:14, 11:17, 11:20, 11:23, 16:1, 16:8	courthouse/City [1] - 13:4	effect [1] - 8:19
3:35 [2] - 1:7, 2:1	based [1] - 9:19	Chairman [1] - 1:13	CRAIG [1] - 1:13	effective [1] - 3:23
3:53 [1] - 16:13	beautification [1] - 13:15	chairman's [1] - 16:4	create [3] - 12:25, 13:24, 14:3	effort [1] - 3:2
A	begin [1] - 7:15	Chamber [3] - 3:1, 3:5, 4:6	critical [1] - 13:22	efforts [1] - 13:16
able [2] - 3:14, 4:15	belongs [1] - 9:17	change [2] - 10:10, 11:4	Cross [2] - 15:11, 15:14	EILAND [1] - 1:20
absorption [1] - 13:6	Berkman [2] - 14:16	charette [1] - 14:25	curbs [1] - 13:16	Elbow [2] - 13:3, 13:25
additional [1] - 13:12	beyond [1] - 3:19	checking [1] - 6:13	curious [1] - 7:20	elevate [1] - 13:5
adjourned [2] - 16:11, 16:12	Blue [2] - 15:11, 15:14	Chief [1] - 1:18	current [1] - 11:8	embarrassed [1] - 5:7
affectionately [1] - 6:5	board [2] - 2:6, 15:10	chief [1] - 11:24	D	encourage [2] - 7:22, 8:4
ago [1] - 9:3	BOARD [35] - 1:3, 1:12, 2:9, 2:11, 2:15, 2:18, 2:21, 4:20, 4:21, 4:25, 5:2, 5:4, 5:9, 5:11, 5:14, 5:17, 5:20, 7:11, 7:12, 7:16, 7:20, 8:10, 8:13, 9:21, 10:2, 10:4, 10:9, 10:21, 10:23, 11:1, 11:3,	CITY [1] - 1:1	DATED [1] - 17:15	encouraging [1] - 12:21
agree [3] - 5:11, 6:25, 10:15		City [3] - 1:7, 1:20,	DDR [1] - 16:4	end [3] - 4:16, 10:17, 14:16
agreeable [1] - 3:20			deadlines [4] - 10:5, 10:7, 10:12, 10:13	enter [1] - 14:21
agreed [1] - 11:10			deal [1] - 4:2	
agreement [6] - 6:4, 6:12, 7:8, 8:2, 8:23, 9:9			defined [1] - 13:19	

<p>entertain [2] - 2:8, 7:10 entities [1] - 3:10 entitle [1] - 3:16 environment [1] - 14:3 Enz [1] - 9:12 especially [1] - 8:5 essentially [1] - 3:19 established [1] - 3:12 establishments [1] - 13:23 et [1] - 15:3 eventual [1] - 15:23 everywhere [1] - 12:21 Executive [2] - 1:18, 1:20 executive [1] - 11:24 Exhibit [1] - 3:3 existed [1] - 6:21 existing [1] - 6:3 expect [1] - 14:15 explicit [1] - 10:19 extension [2] - 3:19, 9:8</p>	<p style="text-align: center;">G</p> <p>GAFFNEY [1] - 1:19 garage [2] - 15:15, 15:18 geared [1] - 4:8 General [1] - 1:19 generically [1] - 3:14 geographic [1] - 13:19 GIBBS [1] - 1:13 Gillam [3] - 5:3, 8:12, 9:18 GILLAM [7] - 1:14, 2:11, 4:20, 5:4, 8:13, 9:21, 10:2 goal [1] - 14:19 Grant [4] - 8:24, 9:1, 9:19, 9:25 granted [1] - 10:18 grants [1] - 8:19 great [5] - 4:9, 5:5, 5:8, 7:22, 15:4 grocery [1] - 12:24 guess [1] - 5:6 GUY [1] - 1:18</p>	<p>Invest [1] - 4:1 invested [1] - 4:7 Investment [1] - 2:4 INVESTMENT [1] - 1:2 investment [2] - 9:20, 9:23 involving [1] - 13:3 irons [1] - 16:2 item [2] - 12:3, 12:10 Items [1] - 3:17</p>	<p>12:25 Manager [1] - 1:18 marina [4] - 6:24, 7:17, 11:8, 11:11 market [1] - 3:7 marketing [1] - 3:2 mass [2] - 7:22, 13:22 master [1] - 7:2 Mayor [1] - 1:19 meaningful [1] - 14:4 means [1] - 3:18 meantime [1] - 12:9 MEETING [1] - 1:3 meeting [7] - 2:4, 2:7, 9:14, 12:5, 12:8, 15:14, 16:10 meetings [1] - 15:4 Member [3] - 1:14, 1:15, 1:15 MEMBER [24] - 2:9, 2:11, 4:20, 4:21, 4:25, 5:2, 5:4, 5:9, 5:11, 7:11, 7:12, 7:16, 7:20, 8:10, 8:13, 9:21, 10:2, 10:4, 10:9, 10:21, 10:23, 11:1, 11:3, 11:13 MEMBERS [10] - 1:12, 2:15, 2:18, 2:21, 5:14, 5:17, 5:20, 11:16, 11:19, 11:22</p>	<p>4:20, 4:22, 7:13 MR [6] - 6:1, 7:24, 8:22, 10:8, 10:15, 11:6 MS [5] - 2:24, 5:25, 9:18, 9:23, 11:25 multifamily [1] - 6:4 must [1] - 5:5 mutually [1] - 3:20</p>
<p style="text-align: center;">F</p>	<p style="text-align: center;">H</p>	<p style="text-align: center;">J</p> <p>JACKSONVILLE [1] - 1:1 Jacksonville [5] - 1:9, 2:25, 3:2, 3:14, 3:17 Jax [3] - 3:7, 3:13, 4:1 JAXUSA [1] - 3:12 Jill [1] - 9:12 JOHN [1] - 1:19 JOHNNY [1] - 1:19 June [1] - 6:12</p>	<p style="text-align: center;">K</p> <p>KAREN [1] - 1:20 kind [2] - 6:13, 12:5 known [1] - 6:5</p>	<p style="text-align: center;">N</p> <p>near [1] - 4:3 nearing [1] - 15:6 need [2] - 10:9, 12:23 neighbors [2] - 8:1 net [1] - 9:25 new [1] - 16:6 news [1] - 14:15 next [4] - 2:23, 5:22, 5:24, 15:20 none [3] - 2:16, 5:15, 11:17 normal [1] - 14:12 Notary [1] - 1:10 notes [1] - 17:11 nothing [1] - 16:10 number [3] - 6:6, 6:17, 12:3</p>
<p>fact [1] - 9:14 fairly [1] - 13:19 favor [3] - 2:17, 5:16, 11:18 fewer [1] - 9:24 finished [1] - 14:21 fire [1] - 16:2 first [1] - 6:16 fiscal [2] - 3:18, 4:12 Floor [1] - 1:8 FLORIDA [1] - 17:3 Florida [4] - 1:9, 1:10, 17:7, 17:19 focus [2] - 12:19, 13:2 foregoing [2] - 16:12, 17:9 forward [3] - 12:11, 15:3, 16:8 FPR [1] - 1:9 Friday [1] - 9:15 Froats [2] - 4:24, 10:22 FROATS [3] - 1:15, 4:25, 10:23 full [1] - 14:11 funding [3] - 8:20, 8:21, 13:12 funds [3] - 4:11, 4:12, 4:14 future [1] - 10:10</p>	<p>Hall [3] - 1:7, 13:4, 14:20 hard [1] - 12:20 hear [2] - 11:3, 12:17 hearing [5] - 2:16, 5:15, 11:17, 14:14, 16:10 held [1] - 1:6 help [2] - 13:5, 15:21 hits [1] - 14:20 home [1] - 3:13 hope [1] - 15:12 host [1] - 3:6 hotel [1] - 15:22</p>	<p style="text-align: center;">L</p> <p>Landing [1] - 14:24 Large [1] - 1:10 Laura [1] - 13:6 Laura/Hogan [1] - 14:1 leaking [1] - 14:7 legislation [2] - 9:2 less [2] - 9:25, 12:9 Liaison [1] - 1:20 lifestyle [1] - 13:1 line [1] - 9:6 litigation [1] - 6:7 live [1] - 8:3 Live [1] - 3:1 logo [1] - 3:8 look [3] - 3:3, 12:11, 16:8 looking [4] - 13:18, 14:23, 15:14, 15:18 looks [1] - 9:16 LORI [1] - 1:18 lose [2] - 4:16, 12:22 lower [1] - 9:24 Lynwood [1] - 1:7</p>	<p style="text-align: center;">M</p> <p>maintain [2] - 9:10, 12:25 Manager [1] - 1:18 marina [4] - 6:24, 7:17, 11:8, 11:11 market [1] - 3:7 marketing [1] - 3:2 mass [2] - 7:22, 13:22 master [1] - 7:2 Mayor [1] - 1:19 meaningful [1] - 14:4 means [1] - 3:18 meantime [1] - 12:9 MEETING [1] - 1:3 meeting [7] - 2:4, 2:7, 9:14, 12:5, 12:8, 15:14, 16:10 meetings [1] - 15:4 Member [3] - 1:14, 1:15, 1:15 MEMBER [24] - 2:9, 2:11, 4:20, 4:21, 4:25, 5:2, 5:4, 5:9, 5:11, 7:11, 7:12, 7:16, 7:20, 8:10, 8:13, 9:21, 10:2, 10:4, 10:9, 10:21, 10:23, 11:1, 11:3, 11:13 MEMBERS [10] - 1:12, 2:15, 2:18, 2:21, 5:14, 5:17, 5:20, 11:16, 11:19, 11:22 memorialize [2] - 6:16, 7:5 memorializing [1] - 6:18 mentioned [2] - 12:14, 12:17 mentioning [1] - 11:12 met [3] - 9:13, 10:7, 10:14 MICHAEL [1] - 1:20 mind [1] - 8:14 minutes [1] - 2:6 mix [1] - 15:1 mixed [1] - 9:7 mixed-use [1] - 9:7 money [2] - 5:9, 5:11 months [1] - 3:18 MOODY [9] - 1:13, 2:9, 5:9, 7:12, 7:20, 8:10, 11:1, 11:3, 11:13 Moody [2] - 7:19, 11:2 moody [1] - 8:11 motion [3] - 2:8, 4:18, 7:10 move [3] - 2:9, 7:11, 15:3 moved [4] - 2:12,</p>	<p style="text-align: center;">O</p> <p>obligation [1] - 3:4 obvious [1] - 9:16 October [3] - 3:5, 12:7, 12:11 OF [4] - 1:1, 17:1, 17:3, 17:4 Office [2] - 1:19, 1:19 Officer [1] - 1:18 old [1] - 16:6 OLIVER [1] - 1:14 once [1] - 14:19 one [9] - 6:16, 11:1, 11:7, 12:3, 12:10, 12:22, 13:25, 14:1, 14:23 operating [1] - 4:14 Operations [1] - 1:18 operative [1] - 8:25 opportunities [1] - 15:16 opportunity [3] - 2:5, 13:20, 15:13 opposed [1] - 3:13 opposition [3] - 2:19, 5:18, 11:20 original [1] - 11:4 ourselves [1] - 4:5 own [1] - 14:9</p>

P	Public [1] - 1:10 public [2] - 9:17, 15:20 pulling [1] - 14:24 push [1] - 14:2	rights [4] - 6:3, 6:24, 8:17, 10:6 river [1] - 9:6 Riverplace [1] - 15:7 Riverwalk [1] - 9:8 Roberts [1] - 1:8 RON [1] - 1:13 Room [1] - 1:8	starting [1] - 14:1 State [1] - 1:10 STATE [1] - 17:3 stenographic [1] - 17:11 stenographically [1] - 17:9 still [2] - 6:22, 9:19 stores [1] - 12:24 street [1] - 14:20 Street [6] - 1:8, 13:7, 15:5, 15:8, 15:21, 15:24 Street/Hogan [1] - 13:7 streets [1] - 13:14 support [1] - 3:1 supportive [1] - 7:25	UNDERWOOD [1] - 1:20 UNDERWOOD- EILAND [1] - 1:20 units [4] - 6:17, 8:9, 8:19, 9:24 Unity [1] - 15:22 up [4] - 3:22, 11:9, 12:6, 12:11 upcoming [1] - 3:17 update [2] - 3:6, 15:10 urban [1] - 13:1 uses [1] - 15:1	
	Q	S	T	V	
R	quick [1] - 12:1 quite [2] - 13:23, 15:16 quorums [1] - 16:9	saw [1] - 5:6 SAWYER [1] - 1:19 schedule [3] - 6:10, 6:11, 7:7 second [5] - 2:11, 3:21, 4:21, 6:2, 7:12 seconded [3] - 2:13, 4:23, 7:14 Secretary [1] - 1:14 see [5] - 3:22, 14:5, 14:15, 15:1, 15:2 sense [1] - 8:15 sentence [1] - 10:16 September [3] - 1:6, 2:1, 17:15 services [1] - 12:24 several [1] - 9:13 share [1] - 12:13 sharing [1] - 14:6 show [2] - 5:21, 11:23 shown [1] - 15:17 sidewalk [2] - 13:13, 13:17 sight [1] - 12:23 sign [3] - 2:20, 5:19, 11:21 signify [3] - 2:17, 5:16, 11:18 silence [1] - 14:22 site [11] - 3:10, 3:23, 3:25, 4:1, 4:4, 8:14, 8:24, 9:15, 13:4, 13:6, 14:20 sites [1] - 7:17 slips [3] - 6:24, 11:8, 11:11 soil [1] - 12:3 sold [1] - 6:23 someone [1] - 14:9 Southbank [2] - 6:6, 8:6 space [1] - 13:13 specifically [1] - 4:8 spending [2] - 4:2, 4:3 spent [2] - 5:9, 5:12 spread [1] - 13:23 stage [1] - 7:18 start [5] - 2:3, 13:14, 13:15, 13:21, 14:23	tab [1] - 3:12 team [1] - 9:13 terms [4] - 3:20, 10:17, 15:1, 15:2 testing [2] - 12:4, 12:9 THE [29] - 2:3, 2:12, 2:16, 2:19, 2:22, 4:18, 4:22, 5:1, 5:3, 5:10, 5:13, 5:15, 5:18, 5:21, 7:9, 7:13, 7:19, 8:11, 10:1, 10:3, 10:22, 10:24, 11:2, 11:14, 11:17, 11:20, 11:23, 16:1, 16:8 they've [1] - 6:8 thinking [1] - 12:4 throughout [1] - 3:6 tiered [1] - 13:11 tiny [1] - 8:14 today [1] - 10:10 today's [1] - 12:5 TODD [1] - 1:15 together [1] - 4:15 toward [1] - 4:8 traditional [1] - 15:18 transcript [1] - 17:10 Tropia [3] - 1:9, 17:7, 17:19 true [1] - 17:10 trying [1] - 7:21 two [5] - 7:5, 11:7, 13:8, 13:14, 14:3 two-way [1] - 13:14	valuable [1] - 7:17 value [2] - 4:10, 13:5 Ventures [1] - 6:5 Vice [1] - 1:13	W
	ready [2] - 12:2, 14:14 real [1] - 15:19 realize [1] - 4:13 really [3] - 14:3, 14:23, 15:21 reason [3] - 7:4, 11:9, 11:12 record [1] - 17:10 redevelopment [5] - 4:14, 6:11, 7:7, 8:23, 9:9 reducing [1] - 6:17 reduction [2] - 7:23, 8:18 regain [1] - 7:16 regard [1] - 15:9 remember [1] - 8:16 report [2] - 16:4, 17:9 REPORTER [1] - 17:1 Reporter [2] - 17:8, 17:19 required [2] - 9:9, 9:10 residency [1] - 3:8 residential [2] - 8:5, 12:21 residents [2] - 4:9, 12:20 Resolution [4] - 2:23, 2:24, 5:22, 5:24 resolution [3] - 3:4, 6:9, 7:5 resolutions [2] - 10:11, 10:20 resolved [1] - 6:8 response [7] - 2:15, 2:21, 5:14, 5:20, 11:16, 11:22, 16:7 Retail [2] - 12:15, 13:10 retail [2] - 12:23, 13:20 REV [4] - 8:24, 8:25, 9:19, 9:25 review [1] - 2:5 RFP [1] - 14:21	U	Y	wait [1] - 12:7 walk [1] - 9:15 ways [1] - 13:11 website [2] - 3:2, 5:5 Wednesday [1] - 1:6 West [1] - 1:8 wider [1] - 13:17 withdrawn [1] - 5:23 wonderful [1] - 13:22 WORSHAM [4] - 1:15, 5:11, 7:11, 7:16 Worsham [2] - 5:10, 7:15	
P	p.m [3] - 1:7, 2:1, 16:13 page [1] - 3:13 Park [4] - 15:5, 15:8, 15:21, 15:24 parking [1] - 15:20 Parks [1] - 9:12 Parola [3] - 5:25, 15:4, 15:13 PAROLA [7] - 1:18, 6:1, 7:24, 8:22, 10:8, 10:15, 11:6 part [2] - 9:8, 12:19 particular [1] - 13:2 particularly [1] - 13:9 parties [1] - 6:25 partner [1] - 3:9 passed [1] - 9:3 past [1] - 6:13 path [1] - 9:7 people [1] - 3:15 performance [3] - 6:10, 6:11, 7:6 perhaps [1] - 13:13 period [1] - 14:22 piece [1] - 4:15 plan [1] - 14:6 plate [1] - 14:12 Plaza [1] - 15:22 pleased [1] - 15:16 point [4] - 8:17, 9:18, 10:18, 11:25 potential [1] - 14:17 preliminary [1] - 15:15 PRESENT [2] - 1:12, 1:17 pretty [1] - 14:11 problem [1] - 8:8 Proceedings [1] - 1:6 proceedings [2] - 16:12, 17:9 Professional [2] - 17:7, 17:19 project [3] - 8:21, 13:7, 15:5 properly [3] - 2:12, 4:22, 7:13 property [4] - 6:23, 9:6, 9:20, 14:10 proposed [1] - 11:8 proposition [1] - 7:18 prospective [1] - 14:13 providing [1] - 8:20 provision [1] - 8:25 proximity [1] - 13:4 Prudential [1] - 9:5	unanimous [3] - 2:22, 5:21, 11:23	year [7] - 3:7, 3:18, 3:21, 3:22, 4:16, 6:13, 14:17 year's [2] - 4:11, 4:12 years [1] - 6:7 yesterday [1] - 12:6		

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

(904) 821-0500