

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, August 23, 2017,
commencing at 2:06 p.m., Ed Ball Building, 214 North
Hogan Street, Room 851, 8th Floor, Jacksonville,
Florida, before Diane M. Tropia, a Notary Public in and
for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JACK MEEKS, Vice Chair.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
CRAIG GIBBS, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRAL WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
JACKIE MOTT, DIA, Accountant.

- - -

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

3

1 VICE CHAIRMAN MEEKS: I think you might
2 have a little different order in how you might
3 want us to proceed on our agenda today, so I'm
4 going to give you the opportunity to do that in
5 the interest of us being more efficient.

6 MR. WALLACE: Certainly, Mr. Chairman.
7 I think what we'll do on the Community
8 Redevelopment Agency is we'll just continue in
9 order as it is listed on the actual agenda
10 itself, if you don't mind.

11 VICE CHAIRMAN MEEKS: I do not.
12 So do you want to proceed, then, with -- I
13 don't think there's anything we can do with the
14 minutes. Do you want to proceed with the first
15 resolution?

16 MR. WALLACE: Yes, sir, Mr. Chairman.
17 Mr. Chairman, there's -- Mr. Chairman,
18 there's a scrivener's error in your package.
19 It reads, Resolution 2017-08-04. The
20 correction is, it's Resolution 2017-08-01.

21 Mr. Chairman, this is a resolution of the
22 Downtown Investment Authority adopting the
23 Revised Fiscal Year 2016-2017 Restated Budget,
24 pursuant to Section 163.387, Florida Statutes.

25 Mr. Chairman, before you -- Mr. Daly
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

2

1 P R O C E E D I N G S
August 23, 2017 2:06 p.m.
2 - - -

3 VICE CHAIRMAN MEEKS: Good afternoon.
4 We will call the meeting to order. Our
5 colleague, Mr. Bailey, is going to be running a
6 few minutes late. So in his absence, I'm going
7 to chair the meeting.

8 And, I think, in the absence of having a
9 flag, Mr. Gillam has one on his phone. So if
10 we could do the Pledge of Allegiance.

11 (Recitation of the Pledge of Allegiance.)

12 VICE CHAIRMAN MEEKS: I think we will also
13 be having more members who come in, but we
14 have -- we have a quorum. So we're going to
15 proceed.

16 I think maybe the first thing, Mr. Gillam,
17 if you could introduce yourself, since this is
18 your first meeting with us as a fully, I guess,
19 certified member of this authority.

20 BOARD MEMBER GILLAM: My name is Braxton
21 Gillam. I'm a lawyer in downtown Jacksonville,
22 a business practice, and happy to be here.

23 VICE CHAIRMAN MEEKS: Glad you're here.
24 Mr. Wallace.

25 MR. WALLACE: Yes, sir.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

4

1 should have passed out to you a memo dated
2 June 21st, 2017.

3 Does everyone have that memo?

4 I'm going to go down this memo because
5 it's going to correlate everything in terms of
6 the actual changes.

7 What was submitted to you in the board
8 package is where we were last week. And as you
9 can recognize, getting closer to the end of the
10 year, we are calculating numbers almost on a
11 weekly basis, but I think that we have captured
12 almost everything before September 30th coming
13 up.

14 So, as I could, this is a true wrap-up of
15 the three tax increment districts. And as I
16 indicated, every year, before September 30th,
17 fiscal year, we must do some revisions to the
18 actual budget. So this memo is going to
19 outline the changes.

20 So, if we can, we're going to start with
21 the South Side TID, which is Subfund 182. And
22 to reflect the annual TID audit, there's a
23 reduction in the Professional Services line
24 item of \$2,500. So you will see that -- let me
25 figure out which line item that one -- I'm

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

5

1 sorry.

2 So if you look under Professional

3 Services, where it previously said "400,000,"

4 it now says "397,500." That is that particular

5 change.

6 Going back, we also have a decrease in the

7 revenue grant payment to San Marco Place of

8 \$33,205, reflected in the posting of actual

9 revenue grant payment, Fiscal Year 2016-2017.

10 So Tom, I'm assuming that is the -- it

11 goes from 185- -- 185,000 down to 151,795.

12 That change is reflected.

13 And these changes result in an increase in

14 the remaining funds to be programmed by the DIA

15 board of -- of \$478,330. And so that will be

16 reflected at the very bottom, where it says

17 "Remaining Funds," under Fiscal Year '17,

18 Revised Proposed line.

19 Is everyone with me?

20 VICE CHAIRMAN MEEKS: Any questions so

21 far?

22 BOARD MEMBERS: (No response.)

23 VICE CHAIRMAN MEEKS: Just one point for

24 clarification.

25 MR. WALLACE: Certainly, sir.

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

6

1 VICE CHAIRMAN MEEKS: The fiscal year '17

2 adopted, that's what we, as an authority, had

3 previously approved. And so now we're looking

4 at modifications to that? Just in the way of

5 stimulating my memory and also to inform

6 Mr. Gillam.

7 MR. WALLACE: How this normally works is

8 you do a proposed, and then we go through the

9 actual budget process at the City, and then we

10 have what is called "adopted." So Fiscal Year

11 '17 adopted is what actually gets adopted at

12 City Council, and that would have taken place

13 September of last year.

14 Now, we go through the current year, where

15 we are, and if there are line items for which

16 we budgeted -- and let's just say we --

17 conservatively, we budget something to say

18 that we would pay it. Hypothetically, we're

19 going to budget something at 150,000, but then

20 the actual payment turns out to be 125,000, we

21 have to take that 25,000 that we didn't have to

22 pay out and reprogram those dollars. So that's

23 what we're actually doing right now. And

24 sometimes revenue comes in higher, and we have

25 to account for that equally as well.

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

7

1 (Board Member Durden enters the

2 proceedings.)

3 VICE CHAIRMAN MEEKS: So are we going to

4 address the remaining funds that need to be

5 programmed today or are we going to --

6 MR. WALLACE: Yes, sir. We're going to --

7 we're going to do that now. I'm going to make

8 a recommendation to you that this \$478,330 --

9 that you go to -- under Transfers to Other

10 Funds, there's a line item that says Waterfront

11 Activation Project, I am going to recommend

12 that you place these funds into this particular

13 line item.

14 VICE CHAIRMAN MEEKS: And just for

15 clarification, that's, oh, about -- not quite

16 two-thirds of the way down on the schedule.

17 MR. WALLACE: Correct.

18 If you look under Ernst & Young Parking

19 Incentive, right below that will be Waterfront

20 Activation Project. This would allow us the

21 flexibility -- anything along the actual

22 riverfront on the South Bank that we want to

23 activate, do projects and things of that

24 nature, we would be able to have funding to do

25 so. And we have three years to spend this

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

8

1 \$478,330 by putting it in this particular line

2 item.

3 VICE CHAIRMAN MEEKS: Okay. Another point

4 here -- and, Mr. Sawyer, you might weigh in on

5 this if you want to -- should we approve each

6 one of these TIFs separately, or would you

7 prefer, Mr. Wallace, to have one motion

8 addressing all of them?

9 MR. SAWYER: It's really however the board

10 may wish. You can do it in one motion if you

11 so choose, but it's not necessary that you

12 break it out.

13 VICE CHAIRMAN MEEKS: Okay.

14 MR. WALLACE: All right. Can I continue,

15 Mr. Chairman?

16 VICE CHAIRMAN MEEKS: Yes.

17 MR. WALLACE: Mr. Chairman, we're going to

18 go to what is called Subfund 183.

19 VICE CHAIRMAN MEEKS: Okay. Before we do

20 that, let's see if there are any questions from

21 the board about this, 182, in terms of what

22 Mr. Wallace has told us so far.

23 BOARD MEMBERS: (No response.)

24 VICE CHAIRMAN MEEKS: Hearing none,

25 Mr. Wallace, proceed.

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

9

1 MR. WALLACE: Thank you, sir.
2 Now, the reason why we're going in this
3 direction of Subfund 183, as you know from the
4 past, 183, the revenue exceeds expenses a lot
5 of times. And, therefore, we have remaining
6 funds. And then we transfer, from the West to
7 the East, to pick up shortfalls in revenue on
8 the eastern side. So that's why we're going to
9 go in this particular order.
10 So on the West what we have is an increase
11 in the transfer to the Downtown East from the
12 Downtown East of \$2,538. And we'll also have
13 an increase in the transfer to the General Fund
14 line of \$2,500 to reflect the annual audit.
15 And we'll have a decrease in the Revenue
16 Grant payments to 220 Riverside of \$38
17 reflecting the posting of the actual REV Grant
18 payment this current fiscal year. And these
19 changes result in a deficit of 95,256, which is
20 transferred from the unspent funds in the
21 Downtown East.
22 So having said all of that, looking in the
23 actual document itself, you will notice the
24 95,256 that's in the Revenue line item. And
25 you add that to the actual ad valorem, and then
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

10

1 you have \$4.863 million of revenue.
2 As you come down, you will see that in the
3 Hallmark REV Grant, where it was budgeted at
4 364-, the actual payment is 341,341. So,
5 therefore, you have a savings of 22,659. And
6 then you see, to General Fund, we account for
7 that 2,500. This is to pay for the actual
8 audit itself.
9 So you will note that, at the top, your
10 revenues are 4.863, and your expenses show up
11 as 4.863 million.
12 Also of note is to pay attention to the
13 number of 2.156 million, which is to Downtown
14 East TID. That is the amount of money that you
15 will be transferring from the West to the East,
16 and that will show up once we get to Subfund
17 181.
18 VICE CHAIRMAN MEEKS: Okay. Any questions
19 on that one?
20 BOARD MEMBERS: (No response.)
21 VICE CHAIRMAN MEEKS: Just a couple of
22 questions.
23 MR. WALLACE: Certainly, sir.
24 VICE CHAIRMAN MEEKS: Do you want to
25 address this difference, too, in the MPS
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

11

1 courthouse? It looks like we were thinking
2 1,912,000 in terms of our costs. It's
3 2,059,000.
4 MR. WALLACE: We're budgeting next year
5 higher than what was actually proposed. I'm
6 sorry. Yeah, we're actually budgeting a little
7 bit more for this current year, right?
8 MR. DALY: Yes.
9 MR. WALLACE: The payments for the current
10 fiscal year because the payments could very
11 well be a little bit higher.
12 VICE CHAIRMAN MEEKS: Explain to me
13 again -- I understand, we're transferring
14 2,156,000 to sub-account 181, but then we also
15 have a plus number of the 95,000 up at the top
16 of the schedule. So that seems to imply that
17 our net transfer is closer to 2,050,000 or so.
18 MR. DALY: That's actually correct. If I
19 may, to the Chair and the Board, this
20 represents kind of an accounting mechanical
21 problem. Day one of the fiscal year budget,
22 they make the transfer. Accounting makes the
23 transfer day one of the fiscal year budget. So
24 October 1st.
25 They transferred the 2,158,000 out of the
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

12

1 West to East. And once that's posted, they
2 can't change that number. So we actually have
3 to do a separate transfer in the true-up budget
4 back to the West.
5 VICE CHAIRMAN MEEKS: I think I got that.
6 As long as there's no creative accounting,
7 Mr. Daly.
8 MR. DALY: No.
9 VICE CHAIRMAN MEEKS: All right.
10 Mr. Wallace.
11 MR. WALLACE: Yes. Any other questions
12 from your colleagues?
13 BOARD MEMBER BARAKAT: I have just one.
14 Why are we seeing a decrease in the REV Grant
15 payments? Is that tied to the assessments?
16 MR. DALY: Right. We try to estimate.
17 And we try to estimate conservatively so that
18 we overbudget, because the most embarrassing
19 thing would have to be to go to Council to get
20 an additional appropriation if we miss the
21 budget by \$3,000 (inaudible). So if we had
22 underbudgeted by \$3,000, we would have to go to
23 Council and ask for a \$3,000 appropriation.
24 Actually, we would have to go to the board
25 first, ask for a \$3,000 appropriation, then go
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

13

1 to Council. And that would be probably a six-
2 to eight-week cycle, at best, before you get
3 the REV Grant recipient their additional money.
4 So we try to overbudget and come in under.
5 BOARD MEMBER BARAKAT: Understood. Thank
6 you.
7 VICE CHAIRMAN MEEKS: Mr. Wallace.
8 MR. WALLACE: So when we get to,
9 Mr. Chairman, the Downtown East, we have an
10 increase in the Debt Repayment Revenue line of
11 a 178,850 to reflect the actual principal and
12 interest payments from the 11E loan. And we
13 have an increase in the transfer to General
14 Fund line item of 2,500 to reflect the annual
15 audit itself.
16 We also have an increase in the transfer
17 to the Northwest TID of \$2,538, making the
18 total transfer to the Northwest TID 95,256. So
19 these changes result in an increase in the
20 remaining funds to be programmed by the DIA
21 Board of \$276,032. So if you look there, in
22 the East, and you look down at the remaining
23 funds at the very bottom, that 276,032 is the
24 money that we have to reprogram.
25 And my recommendation to you is that we
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

14

1 look in the Transfers to Other Funds. And
2 there's a line that says, Reserve for COJ Loan.
3 My recommendation to you is that you put
4 that money in that line item. That would allow
5 us to pay off -- pay towards the loan that we
6 actually have to take from the City to shore up
7 any revenue shortfalls on the actual totality
8 of the Northbank CRA itself.
9 VICE CHAIRMAN MEEKS: Okay.
10 All right. Any questions on what we've
11 just heard?
12 BOARD MEMBER BARAKAT: A quick question.
13 What is that loan balance today? Is that
14 indicated?
15 MR. DALY: Through the Chair to
16 Mr. Barakat, which loan are you speaking of in
17 particular?
18 BOARD MEMBER BARAKAT: The one -- the COJ
19 loan that Mr. Wallace just referenced.
20 MR. DALY: The coming year, '17/'18, this
21 year, the loan is \$292,000.
22 BOARD MEMBER BARAKAT: Got it.
23 VICE CHAIRMAN MEEKS: I think you mean,
24 Mr. Daly, that's the payment. I think
25 Mr. Barakat's asking for the outstanding
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

15

1 balance.
2 MR. DALY: The loan has to be paid off
3 every year in the following year budget. So
4 you'll see, last year, we took out a loan of a
5 hundred -- 1,131,000, and we paid that back in
6 the -- this next fiscal year budget.
7 MR. WALLACE: Let me state -- let me state
8 it this way: Whatever you borrow the prior
9 year, at the beginning of the next fiscal year,
10 you pay off that entire balance. Then, in
11 order to make sure that we have enough revenue
12 to cover any expenditures on the Northbank, we
13 have to borrow that shortfall.
14 VICE CHAIRMAN MEEKS: I remember that now.
15 That's why the outstanding balance and the
16 current amount due is the same number.
17 MR. WALLACE: Right.
18 VICE CHAIRMAN MEEKS: Okay. Any more
19 questions on this 181?
20 BOARD MEMBERS: (No response.)
21 VICE CHAIRMAN MEEKS: All right. I think
22 what I -- I think what I'd like to do is, if I
23 could, have a motion to approve this and a
24 second, and we'll have discussion. And I'll
25 need to get any public comment before we vote.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

16

1 So if I could have a motion to approve
2 these three presentations, along with what
3 Mr. Wallace has recommended in terms of how
4 moneys would be allocated, I would appreciate
5 that.
6 BOARD MEMBER BARAKAT: I'll make a motion
7 to approve the Fiscal Year '17 Revised Proposed
8 Budget for the three TIFs.
9 BOARD MEMBER GIBBS: Second.
10 VICE CHAIRMAN MEEKS: Okay. So we'll have
11 discussion if we want to. I guess we'll
12 start -- Ms. Durden, let's start with you, if
13 you have any questions, comments or discussion
14 items.
15 BOARD MEMBER DURDEN: Thank you,
16 Mr. Chairman.
17 First, I want to apologize to the board
18 for being late.
19 VICE CHAIRMAN MEEKS: No apology. In
20 fact, let me mention, we have a complete
21 contingent of board members today with our new
22 member, except for -- except for our chairman,
23 who, I suppose, is wanting to come but is
24 slightly late. So when he comes here, we'll
25 have a full complement of nine.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

17

1 Also, Dr. Gaffney has joined us. So thank
2 you for being here today.
3 So with that ...
4 BOARD MEMBER DURDEN: And I support the
5 motion.
6 Thank you.
7 VICE CHAIRMAN MEEKS: Mr. Gillam.
8 BOARD MEMBER GILLAM: I have nothing
9 further.
10 VICE CHAIRMAN MEEKS: Mr. Moody.
11 BOARD MEMBER MOODY: I support the motion.
12 BOARD MEMBER BARAKAT: No questions.
13 BOARD MEMBER GIBBS: I support the motion.
14 BOARD MEMBER PADGETT: No questions. I
15 support it.
16 BOARD MEMBER GREY: No questions.
17 VICE CHAIRMAN MEEKS: Literally,
18 Mr. Wallace, you made a -- a very wonderful
19 presentation for very complicated information.
20 Do I have any public comments about this?
21 AUDIENCE MEMBERS: (No response.)
22 VICE CHAIRMAN MEEKS: Seeing or hearing
23 none, all in favor of the motion, say aye.
24 BOARD MEMBERS: Aye.
25 VICE CHAIRMAN MEEKS: Any opposed?
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

18

1 BOARD MEMBERS: (No response.)
2 MR. WALLACE: Thank you.
3 Mr. Chairman, if we may, I'd like to move
4 on to Resolution 2017-08-02, known as the
5 Metropolitan Park Access Agreement.
6 Mr. Chairman, this is a resolution of the
7 Downtown Investment Authority authorizing its
8 chief executive officer to execute a site
9 access agreement with Iguana Investments
10 Florida, LLC, for that certain real property
11 generally described as Metropolitan Park and
12 identified by Duval County Property Appraiser
13 Parcel Number 130572-0100, and instructing its
14 CEO to obtain approval from the City's risk
15 manager director -- from the City's risk
16 management director, the director of Public
17 Works and the Office of General Counsel prior
18 to execution of the agreement, instructing the
19 CEO to take all necessary action to effectuate
20 the purposes of this resolution.
21 Mr. Chairman, the following: In April of
22 this year, we finalized a disposition process,
23 whereby we received three respondents for --
24 seeking to be the developer of 70 acres of
25 waterfront property. And Iguana Investments of
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

19

1 Florida was determined as the most responsive
2 respondent to that particular notice and
3 solicitation.
4 You authorized me to sit down and begin
5 negotiations with them. We had our first
6 kickoff meeting in the month of May. And in
7 attendance in that meeting was the principals
8 from Iguana Investments, along with the chief
9 administrative officer for the City, Mr. Mousa,
10 myself, and the City's chief financial officer,
11 Mr. Weinstein, and the Office of General
12 Counsel.
13 What came out of that particular meeting
14 were some tasks that we needed to do in order
15 to allow us to get ourselves in a position to
16 determine what would be some of the public
17 infrastructure costs. Some of the to-do list
18 things that were set aside on the side of the
19 City were to, number one, begin to do a survey,
20 particularly of Metropolitan Park, also known
21 to some as Kids Kampus.
22 We needed to do title research. We also
23 needed to look at the number of different
24 grants that had been received for Metropolitan
25 Park, understand the nature of those grants,
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

20

1 the terms and conditions of those grant
2 agreements. And if there are any penalties or
3 things of that nature, we needed to have a plan
4 to address those particular grants themselves.
5 We also had to take a look at the Hart Bridge
6 Expressway. So of those particular things,
7 those were items that were left on the plate of
8 the actual City.
9 One of the things that was left on the
10 plate for Iguana Investments was to begin to
11 look at, from an environmental standpoint,
12 Metropolitan Park, Kids Kampus. That's what
13 this site access agreement would do, was to let
14 them get in and begin taking a look, putting
15 wells in and understanding the groundwater.
16 You may ask the question, why are we doing
17 this, did we do an actual Phase I. Phase I has
18 not been done. However, we do know the
19 Department of Public Works -- on two different
20 occasions, DEP has provided correspondence to
21 the City in the last decade or more that says
22 that there could potentially be something
23 environmentally challenging, potentially, at
24 Kids Kampus, Metropolitan Park.
25 So based upon that, we're seeking
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

21

1 permission to grant them this access agreement
2 so that they can start doing this environmental
3 testing and work on Metropolitan Park. We've
4 done enough testing on the 45 acres that
5 comprises the Shipyards. We already know
6 what's there. We have not gotten into Kids
7 Kampus, Metropolitan Park. So that's what
8 we're seeking permission for this access
9 agreement.
10 VICE CHAIRMAN MEEKS: Why don't we -- if
11 we could have a motion and second for this, so
12 we could put this for discussion purposes. Do
13 I have a motion to approve this?
14 BOARD MEMBER MOODY: So moved.
15 VICE CHAIRMAN MEEKS: A second?
16 BOARD MEMBER GIBBS: Second.
17 VICE CHAIRMAN MEEKS: All right. Well,
18 Mr. Grey, any comments or questions?
19 BOARD MEMBER GREY: No.
20 VICE CHAIRMAN MEEKS: Mr. Padgett?
21 BOARD MEMBER PADGETT: I have no
22 questions.
23 VICE CHAIRMAN MEEKS: Mr. Gibbs?
24 BOARD MEMBER GIBBS: Are they going to be
25 able to do the work that they have outlined
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

22

1 here for the 50,000 that we budgeted?
2 MR. WALLACE: Well, I'll let Mr. Emerson
3 Lotzia respond to that. I don't think we've
4 set a budget of 50,000, but if we terminate
5 this agreement, that 50,000 is all that we
6 would be responsible for paying.
7 If I'm incorrect, Emerson, state so.
8 (Mr. Lotzia approaches the podium.)
9 VICE CHAIRMAN MEEKS: If you would, sir,
10 introduce yourself and your address for the
11 record. And I don't know that that works, so
12 you may need to make sure you speak loudly
13 enough for our court reporter to hear you.
14 MR. LOTZIA: Emerson Lotzia, Office of
15 General Counsel, 117 West Duval Street,
16 Jacksonville, Florida.
17 The environmental access agreement allows
18 them to come in and do their due diligence to
19 determine if they are stuck there, that they
20 have to remediate when they start construction.
21 There's been really no budget set forth. They
22 have to pay their own cost for the
23 investigation. There is an agreement that we
24 will negotiate, whether we reimburse them when
25 we -- when and if we get to an agreement with
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

23

1 Iguana.
2 The \$50,000 cap is, if we decide to
3 terminate without cause, then we have to pay up
4 to \$50,000 that they have spent already. The
5 budget that Eric Fuller, who is with our Public
6 Works Department, for this environmental
7 investigation is way north of \$50,000.
8 VICE CHAIRMAN MEEKS: Mr. Gibbs, does that
9 answer your question?
10 BOARD MEMBER GIBBS: That does.
11 Thank you.
12 VICE CHAIRMAN MEEKS: Mr. Barakat.
13 BOARD MEMBER BARAKAT: Thank you,
14 Mr. Chairman.
15 Just a couple of questions. This only
16 relates to Metropolitan Park and Kids Kampus,
17 correct?
18 MR. WALLACE: Correct.
19 BOARD MEMBER BARAKAT: Does the City own
20 this property or is it owned by the federal
21 government?
22 MR. WALLACE: The City owns the property.
23 BOARD MEMBER BARAKAT: Isn't there an
24 agreement with the Department of Interior
25 regarding the use of this property?
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

24

1 MR. WALLACE: That is part of, as I
2 indicated, the grants, et cetera.
3 BOARD MEMBER BARAKAT: Okay.
4 MR. WALLACE: We've received a number of
5 grants, whether it's from the federal
6 government or from the State, et cetera, that
7 we're going through and taking look at those
8 particular grants, what are any of the
9 covenants and restrictions with those
10 particular grants. So we're doing our research
11 on all of that now. That is being handled
12 through the Office of General Counsel equally
13 as well.
14 BOARD MEMBER BARAKAT: And when the
15 results of these tests come in, will they be
16 disclosed to us?
17 MR. WALLACE: They will be disclosed to
18 us, yes.
19 BOARD MEMBER BARAKAT: When they move
20 forward, will we be in possession of those
21 results?
22 MR. WALLACE: Yes, sir.
23 BOARD MEMBER BARAKAT: I'd like to make
24 that a requirement for giving them advice.
25 That's information that would be beneficial.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

25

1 MR. WALLACE: Sure.
2 BOARD MEMBER BARAKAT: The other thing I
3 noticed was that in the letter -- summary, that
4 if an extension is required, it would require
5 approval from the board, but the actual
6 resolution indicates the extension could be
7 approved by the CEO of the DIA. It appears to
8 be the DIA CEO's discretion.
9 So I think that the board would want to
10 weigh in on that extension, but I just wanted
11 to call attention to that to the board members,
12 that there was a discrepancy between the
13 summary and the actual resolution itself. We
14 can discuss that.
15 No further comments, Mr. Chairman.
16 VICE CHAIRMAN MEEKS: Mr. Moody.
17 BOARD MEMBER MOODY: No further questions.
18 MR. GILLAM: The only question I had was
19 the same as Mr. Barakat noted. I thought, if
20 we're going to have some kind of obligation to
21 reimburse for termination for any reason that
22 we ought to get the work product.
23 VICE CHAIRMAN MEEKS: Mr. Sawyer.
24 MR. SAWYER: If I could, through the
25 Chair. Just for consideration of Mr. Barakat's
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

26

1 point, depending on whether they find anything,
2 the length of time they will need to do the
3 environmental inspection very conceivably could
4 push past six months. For sake of ease, it
5 would be probably easier to have the CEO be
6 authorized to extend it for up to an additional
7 six months, or something like that, because it
8 is very foreseeable now.
9 If they start finding things, your grid
10 pattern condenses, and it starts taking more
11 time. So you may just want to consider whether
12 we have to come back to the board for that or
13 whether you want to authorize Aundra to have
14 that authority now.
15 VICE CHAIRMAN MEEKS: Okay. Ms. Durden.
16 BOARD MEMBER DURDEN: Thank you very much,
17 Mr. Chairman.
18 So I'm -- I have some concerns about the
19 fact that there's been no Phase I, a formal
20 Phase I done. A formal Phase I would identify
21 any recognized environmental conditions on the
22 property. And based upon that, then Iguana
23 would -- or a landowner, a potential landowner
24 or buyer, would then, based upon the Phase I,
25 then determine what is needed to go forward and
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

27

1 where -- and the type of sampling and analysis
2 that's required.
3 So I recognize -- I heard what Mr. Wallace
4 said, that DEP has sent some letters apparently
5 to the City. Is that correct? Maybe
6 Mr. Lotzia can explain these letters because
7 unless -- and maybe to the degree that those
8 letters outline what the issues are, so that
9 the -- Iguana would actually -- and the
10 consultant would actually know what they're
11 trying to address.
12 MR. LOTZIA: Yeah, 1986, 1990, there were
13 reports that were done by the EPA with some
14 sampling that was done, and -- both on the Kids
15 Kampus piece and on the Metropolitan Park
16 piece. So there's stuff out there that has
17 been disclosed and is in the DEP website
18 materials with the approval by FDEP that if
19 it's covered, you're okay for now, but what
20 Iguana needs to do is to come back in, number
21 one, and refresh that information because
22 what -- any type of construction that's out
23 there, the cover will be disturbed.
24 So what Iguana will do will just not start
25 with Phase II, it will start with a whole study
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

28

1 from day one, which will include the Phase I
2 materials and also the Phase II materials. And
3 it will base it starting with this data, very
4 old, 1986 and 1990.
5 BOARD MEMBER DURDEN: Okay. Thank you
6 very much.
7 So a couple of things. I would like to
8 see the actual resolution modified slightly, in
9 addition to the change that I heard Mr. Sawyer
10 mention, which I think would be in Section 3,
11 but -- the resolution states that it's
12 authorizing the CEO to execute a site access
13 agreement, but it never actually says that.
14 So I would recommend to the board that we
15 add a phrase in Section 2 that says, basically,
16 that the DIA hereby authorizes the CEO to
17 execute a site access agreement to
18 conditionally grant. And so it's just an
19 insert there.
20 Then, in addition, if I might suggest
21 where Mr. Sawyer's revision would be to the
22 resolution, would be in the second line of
23 Section 3, at which time it will expire unless
24 extended in writing for an additional six
25 months by the CEO.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

29

1 VICE CHAIRMAN MEEKS: If we could, it
2 seems simpler to me, Mr. Sawyer, if I'm not
3 offending Robert's Rules of Order, that we just
4 make those changes to the resolution subject to
5 getting a motion to that effect and just vote
6 on that and the revised resolution all at one
7 time.
8 MR. SAWYER: Yeah. So you would, I think,
9 get us in the right posture. You would have a
10 motion to amend the resolution to incorporate
11 the six-month authority of the CEO to
12 incorporate Ms. Durden's comments, any other
13 comments you may have, vote on that. Assuming
14 that's approved, you would then move the motion
15 as amended to approve the resolution.
16 VICE CHAIRMAN MEEKS: In light of that,
17 then, let's have a motion then. I think
18 Ms. Durden has pretty well stated it, to amend
19 the resolution as we discussed. If you would
20 be kind enough.
21 BOARD MEMBER BARAKAT: If I may, before
22 Ms. Durden does that, if you could remember the
23 results of the testing and due diligence
24 materials and provide it to the DIA.
25 BOARD MEMBER DURDEN: Thank you.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

30

1 That's a -- I think that it's probably
2 appropriate. In the private sector world, that
3 might not be the case, but probably, given that
4 we're in the public sector, I think that's
5 realistic and reasonable.
6 I hadn't figured out -- did you have a
7 spot where you wanted to add that, Mr. Barakat?
8 Through the Chair to Mr. Barakat.
9 VICE CHAIRMAN MEEKS: Well, I can -- we
10 won't go through the chair business. Why don't
11 we just have that concept, and Mr. Sawyer can
12 redraft it accordingly. I think the concept --
13 we've got -- it seems like we have three
14 concepts here. We want the reports. We want
15 Mr. Wallace to feel out for a six-month
16 extension, but past that, he needs to come back
17 to us. And there was a third item?
18 BOARD MEMBER DURDEN: That we would --
19 that we would receive copies of the reports,
20 the CEO would receive copies of the reports.
21 VICE CHAIRMAN MEEKS: Okay. Is that --
22 I've got three items. That sounded like a
23 repeat of one of them. You said receive copies
24 of the reports, Mr. Wallace has six -- an extra
25 six months, and then has to come back to us.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

31

1 Was there a third item?
2 BOARD MEMBER DURDEN: Oh, I'm sorry. Is
3 it the site access, the authority to execute
4 the site access agreement?
5 MR. SAWYER: Yes. Yes.
6 BOARD MEMBER DURDEN: Okay.
7 MR. SAWYER: That would be the third.
8 And I just want to -- I think for clarity
9 of the motion, you either need to come back to
10 the board to extend it, or the recommendation
11 is to authorize Aundra now to extend it for up
12 to six months without further board approval.
13 VICE CHAIRMAN MEEKS: I think if this is
14 the agreement, I would -- it's okay for me
15 letting that six -- six months extra just come
16 back to us after that additional six months, if
17 necessary, if that's agreeable.
18 BOARD MEMBER DURDEN: Mr. Chairman, would
19 you like me to just kind of summarize what they
20 are? Because it seems like we got off --
21 VICE CHAIRMAN MEEKS: I think that would
22 be lovely. Then Mr. Sawyer -- Mr. Sawyer can
23 earn his keep and draft that appropriately for
24 us.
25 BOARD MEMBER DURDEN: Okay. So number one
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

32

1 was to authorize the CEO to execute a site
2 access agreement, to insert that into
3 Section 2.
4 To also insert, where Mr. Sawyer believes
5 it's appropriate, for the CEO to receive copies
6 of all of the reports that are prepared by and
7 on behalf of Iguana.
8 And number three, in Section 3, if
9 appropriate, under -- up to Mr. Sawyer, to add
10 that the CEO is authorized to extend in writing
11 for an additional six months beyond the
12 original 180 days.
13 VICE CHAIRMAN MEEKS: Yes. Beautifully
14 done.
15 Do I have a second for that?
16 BOARD MEMBER PADGETT: I second.
17 VICE CHAIRMAN MEEKS: Any further
18 discussion?
19 BOARD MEMBER DURDEN: On the amendment?
20 VICE CHAIRMAN MEEKS: On the amendment.
21 BOARD MEMBERS: (No response.)
22 VICE CHAIRMAN MEEKS: Any public comment
23 on the amendment?
24 AUDIENCE MEMBERS: (No response.)
25 VICE CHAIRMAN MEEKS: All those in favor
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

33

1 of the amendment, say aye.
2 BOARD MEMBERS: Aye.
3 VICE CHAIRMAN MEEKS: Okay. I think --
4 okay. I think I now need a motion to approve
5 the resolution as amended. Can I have such a
6 motion?
7 BOARD MEMBER PADGETT: Move to approve the
8 motion as amended.
9 VICE CHAIRMAN MEEKS: Thank you, sir.
10 BOARD MEMBER DURDEN: Second.
11 VICE CHAIRMAN MEEKS: Second. Okay.
12 Further discussion on the resolution as
13 amended?
14 BOARD MEMBERS: (No response.)
15 VICE CHAIRMAN MEEKS: Mr. Grey, any
16 comments or questions on that?
17 BOARD MEMBER GREY: No.
18 VICE CHAIRMAN MEEKS: Mr. Padgett?
19 BOARD MEMBER PADGETT: No comments.
20 VICE CHAIRMAN MEEKS: Mr. Gibbs?
21 BOARD MEMBER GIBBS: No.
22 VICE CHAIRMAN MEEKS: Mr. Barakat?
23 BOARD MEMBER BARAKAT: I'm ready to vote.
24 VICE CHAIRMAN MEEKS: Ready to vote.
25 Mr. Moody?
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

34

1 BOARD MEMBER MOODY: None.
2 VICE CHAIRMAN MEEKS: Mr. Gillam.
3 BOARD MEMBER GILLAM: Ready to vote.
4 VICE CHAIRMAN MEEKS: Ms. Durden?
5 BOARD MEMBER DURDEN: No.
6 VICE CHAIRMAN MEEKS: Any public comment
7 on our resolution as amended?
8 AUDIENCE MEMBERS: (No response.)
9 VICE CHAIRMAN MEEKS: Hearing none, all in
10 favor, say aye.
11 BOARD MEMBERS: Aye.
12 VICE CHAIRMAN MEEKS: Any opposed?
13 BOARD MEMBERS: (No response.)
14 VICE CHAIRMAN MEEKS: None opposed.
15 Mr. Wallace, please continue.
16 MR. WALLACE: Thank you, Mr. Chairman.
17 That brings us to Resolution 2017-08-03.
18 This is a resolution of the Downtown Investment
19 Authority authorizing the chief executive
20 officer to negotiate an economic development
21 agreement, authorizing a market rate
22 multifamily housing recapture enhancement value
23 grant -- enhanced value grant between the
24 Downtown Investment Authority and CDP Home
25 Street, LLC, and authorizing the CEO of the
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

35

1 Downtown Investment Authority to execute such
2 agreement.
3 Mr. Chairman, this is a project for those
4 that are looking for a geographical location.
5 If you were going -- if you are on the
6 Southbank, and you are going south on Hendricks
7 and you come to the restaurant Tidbits, you
8 make an immediate right, on to the street of
9 Louisa, and behind that restaurant is Home
10 Street.
11 This is a project that would be 143 units
12 of multifamily residential. This particular
13 project is a \$25 million project,
14 approximately. They're seeking a REV Grant. A
15 total amount of roughly about \$2.5 million is
16 what the REV Grant would be equated to at
17 75 percent for 15 years.
18 This particular project is doable based
19 upon receiving of the REV Grant. From there, a
20 private equity firm that would provide equity
21 to this project, they need a 6-and-a-half
22 percent yield on cost. Without the 75 percent
23 15-year REV Grant, they would not be there.
24 What would that difference be if they had no
25 actual REV Grant, none whatsoever? It would be
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

36

1 a 5.8 percent yield on cost. They would not be
2 able to get their financing for this particular
3 project at all.
4 What are some of the driving forces behind
5 this? You would say its only 143 units. I
6 would say it's on a very constricted site. And
7 from a construction cost standpoint,
8 Mr. Padgett can tell you that if he's doing a
9 project in the suburbs and has a plethora of
10 land, he can go from project building to
11 building a building, getting in from a
12 contractor with subs, et cetera. And it's much
13 more efficient. A smaller site.
14 They, the developer, are competing with
15 everyone else that are basically doing 3-, 4-
16 or 500 units, and we're doing 143 units on a
17 constricted site in the actual -- in the urban
18 core itself.
19 What's more important is, they're looking
20 at providing multifamily housing, and they have
21 a target audience. We break down -- in terms
22 of any city should look at from a housing
23 standpoint, there's always going to be the very
24 hard-to-find housing. And that's -- sometimes
25 in the market we call that very low income
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

37

1 public housing. Then you have housing for
2 people that are minimum wage, pretty much up to
3 the 39,000 range. That tends to put you in the
4 market of affordable housing projects. And we
5 have approved two of those particular projects,
6 and one is being constructed at LaVilla right
7 now. And the other one will break ground at
8 some point in time, in late September or
9 October.

10 In a market where we talk about workforce
11 housing, we're talking at 40,000, upwards to
12 75,000 in terms of income. And in any city,
13 that is where you're having a difficult time
14 finding that type of housing for that
15 particular price point because that tends to
16 not have any financial product in the
17 marketplace to help induce that type of
18 product.

19 That's their target market for this. Who
20 is that? That is definitely nurses that work
21 at Baptist. That is definitely your teachers.
22 That is definitely your firemen. That is
23 definitely your policemen. And with a new
24 300 -- with a new 200 -- 250,000-square-foot
25 facility going up, while it's not within our

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

38

1 CRA area, but M.D. Anderson cancer center is
2 probably more than -- no more than two blocks
3 outside of our boundary that's going to have a
4 number of different people working there. You
5 approved earlier this year for One Call Medical
6 to bring in almost 650 jobs on the Southbank
7 equally as well.

8 So this particular project begins to look
9 at a certain price point that, when we start
10 talking about the millennials, et cetera, those
11 undergraduates in graduate school individuals
12 are going to be in that range of 40- to 75,000.
13 That's where they are. And from a price point,
14 they would be able to live in these particular
15 units themselves.

16 From a staff standpoint, we have worked to
17 try to look at the afford- -- the Florida
18 housing model in terms of what's workforce
19 housing. While I have these -- while I have --
20 this will go up to 150 percent of the average
21 median income, or lower that down to 140, keep
22 it very consistent, but 10 percent of the units
23 would be available to people at 140 percent or
24 less throughout the duration of this particular
25 REV Grant, which would be 15 years.

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

39

1 So I think that the developer is providing
2 a product that is good for the marketplace.
3 They're equity partners there. They are able
4 to get this particular REV Grant. And the
5 commitment is there from the development team.
6 But for this particular REV Grant, to be able
7 to get this particular project started
8 somewhere hopefully by first quarter of 2018
9 and move aggressively on this development
10 itself. So we support, from a management side,
11 this particular REV Grant.

12 VICE CHAIRMAN MEEKS: Thank you,
13 Mr. Wallace.

14 For purposes of discussion, if I could
15 have a motion to approve this and a second.
16 BOARD MEMBER GIBBS: I move to approve --
17 BOARD MEMBER PADGETT: Second.
18 BOARD MEMBER GIBBS: Mr. Chair, I move to
19 approve Resolution 2017-08-03.
20 VICE CHAIRMAN MEEKS: And a second?
21 BOARD MEMBER PADGETT: Second.
22 VICE CHAIRMAN MEEKS: For comments and
23 discussion or questions, Mr. Barakat.
24 BOARD MEMBER BARAKAT: Thank you,
25 Mr. Chairman.

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

40

1 Just a couple. The cost per door, I'm
2 coming up with around -- assuming 150 units --
3 you mentioned Mr. Wallace, I think the
4 resolution indicates 143 units. I believe
5 that's the actual --

6 MR. WALLACE: That is correct, it is a
7 hundred -- through the Chair to Mr. Barakat, it
8 is 143 units. That is correct.

9 BOARD MEMBER BARAKAT: Okay. So about --
10 I didn't do that math correctly because I used
11 150 units, but that's around 160,000 per room.
12 Do we know what the average rents are per room
13 per month?

14 MR. WALLACE: So per unit cost on this
15 particular project is 173,427. That's what the
16 cost per unit is on this project itself.

17 Now, Mr. Diebenow, if you would like to --
18 VICE CHAIRMAN MEEKS: Well, let's just
19 wait and see if we can't answer our questions.
20 We don't want to belabor Mr. Diebenow.

21 MR. WALLACE: All right. Now, what was
22 Mr. Barakat's question again? I do apologize.

23 BOARD MEMBER BARAKAT: What are the
24 average rents per unit per month?
25 MR. WALLACE: Give me one second. Steve

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

41

1 may have to answer that particular question.
2 VICE CHAIRMAN MEEKS: Well, in that case,
3 Mr. Diebenow, you have your moment in the sun.
4 Even though you're well known to this group, if
5 you would introduce yourself.
6 (Mr. Diebenow approaches the podium.)
7 MR. DIEBENOW: Sure. Steve Diebenow, 1
8 Independent Drive, Suite 1200.
9 I think they may have found it.
10 MR. WALLACE: A buck seventy.
11 VICE CHAIRMAN MEEKS: Just hold on in case
12 there are other involved questions.
13 MR. DIEBENOW: You bet.
14 VICE CHAIRMAN MEEKS: Mr. Barakat, please
15 continue.
16 BOARD MEMBER BARAKAT: Let me do some
17 math. You can go to some other board members.
18 VICE CHAIRMAN MEEKS: All right.
19 Mr. Moody.
20 BOARD MEMBER MOODY: No real questions. A
21 comment. This will be great for the area.
22 It's a great location. I think it will serve
23 the area. I think it will continue to spur on
24 other development in the area. I think it will
25 complement what's already happening. So in
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

42

1 that regard, I think it's good.
2 VICE CHAIRMAN MEEKS: Thank you, sir.
3 Mr. Gillam.
4 MR. GILLAM: Obviously, the newest guy
5 here. It looks like, just from trying to be
6 prepared today for my first meeting, this issue
7 has already been taken up from a development
8 rights standpoint. This board has already
9 talked about and approved development rights
10 for this particular development?
11 MR. WALLACE: Through the Chair to
12 Mr. Gillam, development rights would come up.
13 Once you adjourn this meeting and pick up the
14 DIA meeting --
15 BOARD MEMBER GILLAM: Okay.
16 MR. WALLACE: -- you have the development
17 rights under a different resolution.
18 MR. GILLAM: Okay. Thank you.
19 VICE CHAIRMAN MEEKS: Ms. Durden.
20 BOARD MEMBER DURDEN: Thank you,
21 Mr. Chairman.
22 It's more of a comment. I would be
23 interested in hearing about the average rental
24 and the information that Mr. Barakat will bring
25 out, but I -- my response to this was that it
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

43

1 seemed that 10 percent seemed to be a low
2 number, or a low percentage I should say. I
3 had hoped that it would be a little bit higher.
4 In my preparation for today's meeting, I
5 did have a good conversation with Mr. Wallace
6 about the 150 percent because when I first
7 looked at that, I felt that that was also too
8 high. But, as Mr. Wallace discussed today, the
9 idea is to go directly to a certain category
10 between 40- and 70,000. And so I understood
11 why it's now at 150.
12 I am in favor of --
13 VICE CHAIRMAN MEEKS: You mean 140, I
14 think?
15 BOARD MEMBER DURDEN: No, 150. A hundred
16 and fifty percent.
17 MR. WALLACE: Yes, sir.
18 Through the Chair to Ms. Durden, I want to
19 make sure that we keep in line with the Florida
20 Housing Finance Corporation. If somebody's
21 asking what's the definition of workforce
22 housing, they go up to 140,000.
23 VICE CHAIRMAN MEEKS: You mean 140
24 percent?
25 MR. WALLACE: A hundred and forty percent,
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

44

1 yes. I'm not going to --
2 BOARD MEMBER DUREN: So --
3 MR. WALLACE: -- quibble over -- you know,
4 it's an amendment (inaudible).
5 BOARD MEMBER DURDEN: So do we need to
6 change the resolution?
7 MR. WALLACE: Just on that amendment, from
8 150 to 140, but it's still going to have you in
9 that range of meeting the 40- to 70-.
10 BOARD MEMBER DURDEN: 40- to 70,000?
11 MR. WALLACE: 40- to 70-, yes.
12 BOARD MEMBER DURDEN: Okay. Anyway, so
13 still, the point was to try to provide housing
14 for the range between 40- and 70-, which, I
15 think, is very, very important. I just wish
16 that the percentage was higher. I'm curious to
17 know what the rental rate or average rental
18 rate would be for somebody between -- meeting
19 that requirement of the 140 percent and how
20 that number compares to the average rental rate
21 that will be for this project.
22 VICE CHAIRMAN MEEKS: All right. Let's
23 stop with that question. Is that a question
24 you can address, Mr. Wallace?
25 MR. WALLACE: Yes, sir.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

45

1 So let's look at affordable rent
2 calculations. So someone making an annual
3 salary of 40,000, you know, the affordable
4 monthly rent for them, when you're looking at
5 35 percent of their income, is roughly about
6 \$1,000 a month, estimated utilities being about
7 \$200. So you're looking at someone spending
8 roughly \$1,200 a month from a living
9 standpoint, just one household from renting.
10 A \$50,000 salary, you're going to be able
11 to afford 1,250 towards rent. That's
12 keeping -- you know, utilities, maybe 200 --
13 200 to \$250. You're still spending roughly
14 \$1,500 a month. As you get to 60,000, that's
15 \$1,500 that you're paying towards your rent.
16 Maybe utilities, again, in the 2- to \$300
17 range. Eighteen hundred is what you're
18 spending on rent from that standpoint. And at
19 70,000, you're going to be paying roughly --
20 you can afford \$1,750 a month from that
21 standpoint.
22 So when we look at the price points of --
23 \$1.70 a square foot is what this project is
24 averaging. So based on their formula and
25 calculations, the average rent on their
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

46

1 particular project is going to be somewhere in
2 the range of about \$1,430 a month. So this
3 fits directly into the sweet spot of making
4 sure that there's obtainable housing for people
5 in that particular range.
6 BOARD MEMBER DURDEN: Am I still on?
7 VICE CHAIRMAN MEEKS: You have the floor.
8 BOARD MEMBER DURDEN: Thank you.
9 So explain to me why, then, they were only
10 willing to do 10 percent. Because if the
11 average rental is 1,430, and that's right
12 within the range of between 1,000 and 1,800,
13 why would -- why did the City get push-back on
14 the 10 percent?
15 MR. WALLACE: I asked for 20 percent, and
16 their equity partner got comfortable at 10
17 percent. And if they had gone any -- the
18 developer, in pushing the question with the
19 equity partner, got push-back in terms of, this
20 is not affordable housing (inaudible) deal.
21 They want to make sure that they're able to get
22 their 6-and-a-half percent yield on cost, and
23 that's where they were comfortable.
24 And if we want the deal to get done, the
25 developer needs that particular yield. I'm
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

47

1 able to negotiate and get what we can. Sure, I
2 wanted 20 percent, but if his equity partner is
3 not going to provide him the equity to do the
4 deal, it's a policy decision for you to make,
5 but do you want to sacrifice the 143 units to
6 try to lock in an additional 10 percent or do
7 we take the 10 percent that we have right now
8 and forego the 20 percent and we get an actual
9 project done. That's a policy decision for you
10 to make, but as a professional, looking at the
11 numbers, I asked for what I wanted, I
12 negotiated and got what we could. And we're
13 able to get 143 units, subject to your
14 approval, getting started and bringing these
15 units to the marketplace.
16 VICE CHAIRMAN MEEKS: Any more comments or
17 questions, Ms. Durden?
18 BOARD MEMBER DURDEN: Just a follow-up.
19 So could I bring your attention to the Net
20 Present Value Chart?
21 MR. WALLACE: Yes, ma'am.
22 BOARD MEMBER DURDEN: So in here what
23 we're saying is that the City will still reap
24 1.3-; is that right? 1.3 million in --
25 MR. WALLACE: If I --
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

48

1 BOARD MEMBER DURDEN: -- taxable revenue
2 or through the -- through taxes during the
3 15 years? Is that what this chart is
4 telling us?
5 MR. WALLACE: So --
6 VICE CHAIRMAN MEEKS: I would answer that
7 as yes. Mr. Wallace, oftentimes, explains
8 things. I'll answer that as yes, subject to
9 this discount rate of 3.65 percent. If you're
10 happy with a yes, then we can --
11 BOARD MEMBER DURDEN: I am.
12 VICE CHAIRMAN MEEKS: -- move forward.
13 Okay.
14 BOARD MEMBER DURDEN: Thank you.
15 VICE CHAIRMAN MEEKS: Mr. Barakat, I
16 haven't forgotten you. When you come back --
17 we'll do the other folks.
18 Mr. Gibbs.
19 BOARD MEMBER GIBBS: You have come this
20 way.
21 VICE CHAIRMAN MEEKS: Have I? I haven't
22 done you guys on this, have I?
23 BOARD MEMBER PADGETT: Yes. I think she
24 was last.
25 VICE CHAIRMAN MEEKS: No, I think I
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 started -- I started with Mr. Barakat.
 2 BOARD MEMBER GIBBS: No. She was last.
 3 VICE CHAIRMAN MEEKS: As long as you guys
 4 are happy. I was going to poke at Mr. Padgett,
 5 make sure, now, this group doesn't have
 6 guaranteed riverfront rights, do they, sir?
 7 BOARD MEMBER PADGETT: No.
 8 VICE CHAIRMAN MEEKS: They do not.
 9 BOARD MEMBER PADGETT: No.
 10 VICE CHAIRMAN MEEKS: I just want to make
 11 sure.
 12 BOARD MEMBER PADGETT: It's important to
 13 note, too, a lot of people that come in front
 14 of us have a 7 percent return. And I believe
 15 this developer has 6-and-a-half. So they're
 16 already giving up a little more than what we've
 17 approved for others in the past, so I think
 18 they're skinning it up as much as they can.
 19 VICE CHAIRMAN MEEKS: Thank you, sir.
 20 Mr. Barakat, after you have done fifth
 21 dimension math, what do you have for us?
 22 BOARD MEMBER BARAKAT: Just one follow-up
 23 question. So the average rent is 1,430 per
 24 month. That's helpful. Do we know what the
 25 average unit size is?
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MR. DIEBENOW: It's about 850 square feet.
 2 BOARD MEMBER BARAKAT: So that is -- I
 3 have a question of Mr. Padgett. Is that
 4 smaller than many of the garden-style
 5 apartments you guys build, do you know?
 6 BOARD MEMBER PADGETT: Well, this is --
 7 this wouldn't be garden. This --
 8 BOARD MEMBER BARAKAT: I understand that.
 9 I'm just asking.
 10 BOARD MEMBER PADGETT: Yes, an average
 11 garden is about a thousand. What we see in
 12 urban is usually 800 to 850 range, on average.
 13 So it's about the norm. As an example, the one
 14 that had the riverfront issue was right at 850
 15 also, I believe.
 16 BOARD MEMBER BARAKAT: So I -- I support
 17 the project. I know the property very well.
 18 It's actually located adjacent to an existing
 19 loft development, one of the first, I think,
 20 loft developments in the city. So having
 21 residential here makes a lot of sense.
 22 The only reason I ask some of these
 23 questions is, you know, that neighborhood is
 24 adjacent to San Marco, which is obviously not
 25 considered blighted. So I understand the cost
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 of going vertical and I understand the site
 2 constraints, but if there was a part of
 3 downtown that would be healthy enough to not
 4 warrant these kind of incentives, that would
 5 probably be the one area, I think. That's the
 6 only reason I wanted to make sure we were
 7 comfortable with the numbers.
 8 And just one kind of sidebar comment, just
 9 to staff. I think that it would be helpful --
 10 you know, when we give the retail enhancement
 11 grants, the packages are very thick, right? We
 12 ask these small businesses to provide a ton of
 13 information to your committee. And those are
 14 10-, 20-, 40-, \$50,000 grants. They're grants,
 15 I get it, but this is in the millions of
 16 dollars. So I think some additional packaging
 17 and information required from this developer --
 18 all developers, in general, would be
 19 beneficial. And we may want to think about
 20 having a template for -- to apply to these REV
 21 Grants, what minimum information should be
 22 provided in that case. It's a general comment,
 23 not a --
 24 VICE CHAIRMAN MEEKS: That's a good
 25 comment.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MR. WALLACE: If I could.
 2 VICE CHAIRMAN MEEKS: Mr. Wallace.
 3 MR. WALLACE: Yes, Mr. Chairman. What
 4 you're looking for, I have it in my hand. I
 5 just didn't provide it to you. I do an
 6 internal rate of return for every dollar that
 7 we're investing, what's the RI that we're
 8 getting and making sure that we're at 1.0. And
 9 if we're there, then we're supportive.
 10 We can be supportive of the project
 11 because it's not only in line with our BID,
 12 it's also in line with the City's public
 13 investment policy. Everything that I'm reading
 14 to you is what I have, but it would have cut
 15 down on the questions had I provided it to you.
 16 And that is my fault.
 17 BOARD MEMBER BARAKAT: I mean, as a rule
 18 of thumb, we ought to look into that kind of
 19 template moving forward with regard to requests
 20 because we know we're going to get more.
 21 I have no further comments.
 22 VICE CHAIRMAN MEEKS: Okay. Mr. Sawyer.
 23 MR. SAWYER: To the Chair, if I could, I
 24 just request one technical revision in the
 25 title of the resolution, that the agreement be
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

53

1 between the DIA and CDP Home Street, LLC, or
2 its assigns.
3 VICE CHAIRMAN MEEKS: That doesn't seem to
4 rise to the level of an amendment. Did we have
5 a percentage change, too, that we needed to
6 address?
7 MR. WALLACE: Yes.
8 VICE CHAIRMAN MEEKS: Could that just also
9 be done as a correction without having to do a
10 separate amendment on that? I'm satisfied with
11 that if you are, Mr. Sawyer.
12 MR. SAWYER: That's fine.
13 VICE CHAIRMAN MEEKS: All right. So any
14 further questions or comments, then, on the --
15 I know I have to get public comment. Any from
16 our board members?
17 BOARD MEMBERS: (No response.)
18 VICE CHAIRMAN MEEKS: Hearing none, any --
19 okay. Mr. Oliver, it's been a while since
20 we've seen you, sir. Please come up and
21 introduce yourself.
22 (Audience member approaches the bench.)
23 MR. DIEBENOW: Mr. Chairman, if I could,
24 just while he's coming up -- again, Steve
25 Diebenow. I've turned in a speaker's card.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

54

1 I just want to let you know that Jorge
2 Sardinias, who is the owner, or the contractual
3 buyer of the land and developer of the property
4 is here if you have other questions. And he
5 turned in a speaker's card as well, but he
6 doesn't plan to speak unless you have specific
7 questions for him.
8 Thank you.
9 VICE CHAIRMAN MEEKS: I think we've
10 accomplished our questions.
11 Mr. Oliver, if you would state your name
12 and address.
13 AUDIENCE MEMBER: Yes. My name is Carnell
14 Oliver. Address is on file.
15 When we talk about tax dollars, I want
16 to -- I want to bring to your attention the
17 JSEP program. Anytime I hear all this economic
18 development that's taking place downtown, one
19 of the things I want to see more is more
20 minority businesses having a seat at the table
21 with a lot of these development projects.
22 When I say this, the construction industry
23 is a good-old-boy system. If you're not part
24 of that club, you're gonna have to kiss some
25 butt to get in there, but we have a City
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

55

1 department that utilizes contractors to do
2 contract work, but this is a partnership
3 between government taxpayer dollars and a
4 private project.
5 So I'm hoping to see maybe, roughly, a
6 number of maybe 35 percent participation when
7 it comes down to these type of dollars because
8 you've got to remember something, these are
9 taxpayer dollars. And people who contribute
10 taxes and people who are vendors for the City,
11 who do construction work, they want to venture
12 out into the private sector. And they want an
13 opportunity to prove themselves to
14 private-sector contractors.
15 So I will encourage that be put in the
16 process of this negotiation. To say, now, this
17 is not part of my comment, my public comment
18 section, but this is primarily speaking upon
19 this.
20 VICE CHAIRMAN MEEKS: Well, I think you've
21 got three minutes. So Mr. Wallace -- continue
22 then, sir.
23 MR. OLIVER: Well, but for me, this is
24 real important. Minority participation in
25 economic development projects is a number one
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

56

1 priority for me. I'm tired of seeing minority
2 businesses depending on government contracts.
3 We need to give them more exposure to the big
4 boys, to the summit groups, to the high school
5 constructions of the world.
6 If there's any type of project taking
7 place, especially in all the shipyards, we
8 need -- before -- before the bulldozers come
9 in, the cranes start coming in, the welders
10 start coming in, we need to have a sit-down
11 with the City and getting a stronger -- a
12 stronger presence of minority businesses.
13 And when everything is done and economic
14 development, especially dealing with the
15 shipyard, there's going to be a residential
16 piece, I want to see minority businesses in
17 some of those storefronts because I want this
18 to be a win/win because we are a diverse city,
19 and only a handful of people got a seat at the
20 table.
21 It's time to break bread, gentlemen --
22 ladies and gentlemen, and that's what I really
23 want to see. I want -- I want -- I want us to
24 be like Jesus when we sat at the table, and we
25 all broke bread together.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

57

1 VICE CHAIRMAN MEEKS: Thank you,
2 Mr. Oliver.
3 Hearing no further comments, all approve
4 of the motion, please say aye.
5 BOARD MEMBERS: Aye.
6 VICE CHAIRMAN MEEKS: No opposed.
7 Mr. Wallace.
8 MR. WALLACE: Thank you, Mr. Chairman.
9 This brings us to Resolution 2017-08-05.
10 Mr. Chairman, this is a resolution of Downtown
11 Investment Authority approving the completion
12 of Phase I of the Urban Art Facade Streetscape
13 Program contract dated February 18, 2016, and
14 instructing the chief executive officer of the
15 DIA to proceed with the disbursement of Phase
16 II funds to the Cultural Council of Greater
17 Jacksonville in the amount of \$139,625 as per
18 the actual contract.
19 Mr. Chairman, during the 2014 planning
20 process -- sorry. It started in 2013 and
21 concludes in 2014. During our planning process
22 for our Business and Investment Development
23 plan, we had 43 public meetings, and we had a
24 number of different internal meetings between
25 management and staff with regards to putting
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

58

1 together our BID document.
2 And one of the components that we talked
3 about in the BID document and part of the
4 actual legislation that approved the BID
5 document were some short-term projects that we
6 could actually get done. One, the actual
7 project was the Urban Art Facade Program, which
8 you allocated just shy of \$410,000 for that
9 particular program.
10 You wanted us to bring the program to you,
11 as a board, and we broke it up into three
12 phases. And you wanted to see the art
13 installed. You wanted to make sure that we
14 accounted for dollars. You wanted to see the
15 actual art throughout the city. And you wanted
16 us to break it throughout the actual urban core
17 itself and where it would actually be.
18 So I would submit to you and say, Phase I
19 is completed. And if you walk throughout
20 downtown, you see the art itself in place. And
21 I have to commend the Cultural Council for
22 their process, attracting the actual artists.
23 And I must thank the artists that performed the
24 actual work. It has definitely had a changing
25 of the landscape aesthetic appeal for downtown.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

59

1 Mr. Allegretti can talk to you about the
2 success of Phase I and where we're going with
3 Phase II, but we can't get started on Phase II
4 without your particular approval and blessing.
5 This is first -- one of the first projects that
6 you as a board approved. He's coming back to
7 give you, in three minutes or less, his
8 discussion on Phase I and where he's going with
9 Phase II.
10 Mr. Allegretti.
11 (Mr. Allegretti approaches the podium.)
12 MR. ALLEGRETTI: Thank you, Aundra.
13 I guess my reputation proceeds me on the
14 three minute or less. Mostly, I'll leave a lot
15 of time for questions or comments. I want to
16 thank Art in Public Places. We have Christie
17 Holechek, who is our director; Mason Martin,
18 who was the project manager on DIA Phase I. We
19 have a board member, a committee member, Aaron
20 Garvey; and our faithful program manager,
21 Ashley Sedghi-Khoi here today. All of these
22 folks, plus lots more, did lots of work on this
23 project.
24 We were really excited when this
25 opportunity came to the Cultural Council. It's
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

60

1 literally the reason that I'm not on the DIA
2 authority anymore. So it's kind of a real fun
3 homecoming for me to come and talk about these
4 projects.
5 I think the biggest impact is probably on
6 Hogan Street, with the Skyway columns, which we
7 literally get comments on each week, sometimes
8 several per week. We've had artists that have
9 talked about how these projects have really
10 sort of changed them, changed their perceptions
11 about Jacksonville. We've had an amazing
12 amount of public interaction with the project
13 from the bookends of the very beginning, when
14 we had charettes and the symposium to talk
15 about the call to artists and then at the end
16 when we dedicated it all.
17 We're just -- we're really pleased with
18 the results and grateful for the opportunity to
19 do the work. So I'll leave that there, and I
20 have plenty of smarter folks that can answer
21 any questions that I can't.
22 VICE CHAIRMAN MEEKS: If I could have a
23 motion and second to approve this for
24 discussion.
25 BOARD MEMBER GREY: So moved.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

61

1 BOARD MEMBER BARAKAT: Second.
2 VICE CHAIRMAN MEEKS: Okay. Well, this
3 time I'll make sure I understand what I've
4 done. We'll start with Mr. Gibbs over here.
5 BOARD MEMBER GIBBS: I think you've done a
6 wonderful job. What are your plans for Phase
7 II?
8 MR. ALLEGRETTI: Great. So Phase II --
9 and I'll try to encapsulate it. Mason can
10 shoot me any note on this. Phase II is in the
11 elbow. So we're really -- you know, when we
12 worked with you guys on location -- we're
13 really specific on clustering art to have an
14 impact on areas. And obviously, this corridor,
15 the central corridor was Phase I. The elbow is
16 Phase II.
17 There's a -- there's a real highlight
18 on -- there's a walkway across from the new
19 steakhouse, across from Cowford, that used to
20 be a street. And its a beautiful view in a cut
21 straight to the river, which is -- you wouldn't
22 know it unless you went and stood there.
23 That's a real focal point, but there's some
24 more signal boxes, bike racks, some things that
25 carry on Phase I, but in that elbow area.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

62

1 BOARD MEMBER GIBBS: Thank you.
2 MR. ALLEGRETTI: Thank you.
3 BOARD MEMBER GIBBS: Keep up the good
4 work.
5 MR. ALLEGRETTI: Thank you. Appreciate
6 it.
7 VICE CHAIRMAN MEEKS: Mr. Padgett.
8 BOARD MEMBER PADGETT: I love what you
9 guys are doing. I have no questions.
10 VICE CHAIRMAN MEEKS: Mr. Grey.
11 BOARD MEMBER GREY: No, no questions at
12 all.
13 VICE CHAIRMAN MEEKS: Mr. Barakat.
14 BOARD MEMBER BARAKAT: Keep up the good
15 work.
16 MR. ALLEGRETTI: Thank you very much.
17 VICE CHAIRMAN MEEKS: Mr. Moody.
18 BOARD MEMBER MOODY: Looks good to me, but
19 if you've spent 410,000, and you only have a
20 139,006 to spend, it doesn't look like you have
21 a whole lot to work with.
22 MR. WALLACE: Through the Chair to
23 Mr. Moody, while the program is a total of a
24 hundred -- just under -- it's actually 406-
25 We've allocated 180,000 to them to get Phase I
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

63

1 done. Phase II would be 130,000.
2 BOARD MEMBER MOODY: Okay.
3 MR. WALLACE: And he comes back, tells us
4 what he did that phase, they get authorization
5 for the next phase.
6 BOARD MEMBER MOODY: All right.
7 MR. WALLACE: So that's what he's doing
8 now.
9 BOARD MEMBER MOODY: Makes sense.
10 MR. ALLEGRETTI: One thing that is called
11 for in the agreement between us is the -- the
12 sort of allowance or intent to augment funding
13 from you guys. And we've had some really good
14 conversations and some likely partners in terms
15 of sponsorship that might be able to augment
16 the work that we do in the next phase.
17 For sure, one of the authorities that we
18 worked with a lot this last time was JTA. And
19 there's another authority that may be involved
20 in Phase II that we're really excited about as
21 well.
22 VICE CHAIRMAN MEEKS: Mr. Gillam.
23 MR. GILLAM: I'm in favor.
24 THE VICE CHAIRMAN: Ms. Durden.
25 BOARD MEMBER DURDEN: I have no questions.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

64

1 Keep up the good work.
2 MR. ALLEGRETTI: Thank you.
3 BOARD MEMBER BARAKAT: Mr. Chairman, one
4 follow-up question I just thought of.
5 Did you guys have any cost overruns in
6 that first phase? And, if so, how -- what's
7 the mechanism to address those?
8 MR. ALLEGRETTI: We kept everything under
9 budget. We did have some budget shuffle that
10 we came to you guys to get the -- this was
11 probably a year ago, to give Aundra the
12 authority to do those shufflings, so we did
13 move some things around. I can't recall
14 exactly what it was, but it was likely the cost
15 of the traffic signal cabinets being a little
16 more than we anticipated, and we probably took
17 some money to move there.
18 Does that sound correct?
19 AUDIENCE MEMBER: Among the projects?
20 MR. ALLEGRETTI: Among -- yeah, just among
21 the projects. So ...
22 BOARD MEMBER BARAKAT: In totality, you
23 are --
24 MR. ALLEGRETTI: Yeah, we're -- yes.
25 BOARD MEMBER BARAKAT: Okay. Thank you.
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 VICE CHAIRMAN MEEKS: Any public comments
 2 or questions?
 3 AUDIENCE MEMBERS: (No response.)
 4 VICE CHAIRMAN MEEKS: Hearing none, all in
 5 favor of this resolution, say aye.
 6 BOARD MEMBERS: Aye.
 7 VICE CHAIRMAN MEEKS: Mr. Allegretti,
 8 thank you. And any time you want to come and
 9 observe our meetings, we're always happy to
 10 have you.
 11 MR. ALLEGRETTI: Oh, I love it. Yeah, I
 12 watch from home.
 13 VICE CHAIRMAN MEEKS: Good to know.
 14 MR. ALLEGRETTI: One last thing, just
 15 because I forgot to mention it, you know, in
 16 conjunction, DIA is happening -- we have a
 17 tremendous amount of projects that happened at
 18 the same time. Water Street garage, which is
 19 also under your purview now, it didn't start
 20 that way, but now, you know, that's a gateway
 21 project into downtown.
 22 So that little park that I was talking
 23 about, we are being intentional about seeing
 24 that those gateways and as you enter downtown
 25 from the Main Street Bridge and from the Acosta
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Bridge have that sort of artful greeting and
 2 really reflects our creative community. So
 3 appreciate you guys.
 4 VICE CHAIRMAN MEEKS: Okay. Mr. Wallace,
 5 I assume it wouldn't be -- I wouldn't have any
 6 special interest in this, but if you had any
 7 plans for the Cathedral District eventually, I
 8 guess that would be -- anything you could bring
 9 up at the present?
 10 MR. WALLACE: There's a master plan being
 11 worked on by the Cathedral District itself.
 12 VICE CHAIRMAN MEEKS: Oh, yes.
 13 MR. WALLACE: So I'm certain they've got
 14 some plans.
 15 VICE CHAIRMAN MEEKS: Well, let's -- it
 16 looks like, then, we are finished with our CRA
 17 meeting; is that correct?
 18 MR. WALLACE: That's correct, sir.
 19 VICE CHAIRMAN MEEKS: So that meeting is
 20 closed, and we will open our Downtown
 21 Investment Authority meeting.
 22 (The above proceedings were adjourned at
 23 3:15 p.m.)
 24 - - -
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 5th day of September 2017.
 16
 17 _____
 18 Diane M. Tropia
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

\$	<p>140 [6] - 38:21, 38:23, 43:13, 43:23, 44:8, 44:19</p> <p>140,000 [1] - 43:22</p> <p>143 [7] - 35:11, 36:5, 36:16, 40:4, 40:8, 47:5, 47:13</p> <p>15 [3] - 35:17, 38:25, 48:3</p> <p>15-year [1] - 35:23</p> <p>150 [7] - 38:20, 40:2, 40:11, 43:6, 43:11, 43:15, 44:8</p> <p>150,000 [1] - 6:19</p> <p>151,795 [1] - 5:11</p> <p>160,000 [1] - 40:11</p> <p>163,387 [1] - 3:24</p> <p>173,427 [1] - 40:15</p> <p>178,850 [1] - 13:11</p> <p>18 [1] - 57:13</p> <p>180 [1] - 32:12</p> <p>180,000 [1] - 62:25</p> <p>181 [3] - 10:17, 11:14, 15:19</p> <p>182 [2] - 4:21, 8:21</p> <p>183 [3] - 8:18, 9:3, 9:4</p> <p>185 [1] - 5:11</p> <p>185,000 [1] - 5:11</p> <p>1986 [2] - 27:12, 28:4</p> <p>1990 [2] - 27:12, 28:4</p> <p>1st [1] - 11:24</p>	<p>2018 [1] - 39:8</p> <p>214 [1] - 1:7</p> <p>21st [1] - 4:2</p> <p>22,659 [1] - 10:5</p> <p>220 [1] - 9:16</p> <p>23 [2] - 1:6, 2:1</p> <p>25,000 [1] - 6:21</p> <p>250,000-square-foot [1] - 37:24</p> <p>276,032 [1] - 13:23</p> <p>2:06 [2] - 1:7, 2:1</p>	<p>70 [3] - 18:24, 44:11, 44:14</p> <p>70,000 [3] - 43:10, 44:10, 45:19</p> <p>70- [1] - 44:9</p> <p>75 [2] - 35:17, 35:22</p> <p>75,000 [2] - 37:12, 38:12</p>	<p>58:4, 58:6, 58:15, 58:16, 58:22, 58:24</p> <p>ad [1] - 9:25</p> <p>add [4] - 9:25, 28:15, 30:7, 32:9</p> <p>addition [2] - 28:9, 28:20</p> <p>additional [8] - 12:20, 13:3, 26:6, 28:24, 31:16, 32:11, 47:6, 51:16</p> <p>address [10] - 7:4, 10:25, 20:4, 22:10, 27:11, 44:24, 53:6, 54:12, 54:14, 64:7</p> <p>addressing [1] - 8:8</p> <p>adjacent [2] - 50:18, 50:24</p> <p>adjourn [1] - 42:13</p> <p>adjourned [1] - 66:22</p> <p>administrative [1] - 19:9</p> <p>adopted [4] - 6:2, 6:10, 6:11</p> <p>adopting [1] - 3:22</p> <p>advice [1] - 24:24</p> <p>aesthetic [1] - 58:25</p> <p>afford [3] - 38:17, 45:11, 45:20</p> <p>affordable [4] - 37:4, 45:1, 45:3, 46:20</p> <p>afternoon [1] - 2:3</p> <p>AGENCY [1] - 1:2</p> <p>Agency [1] - 3:8</p> <p>agenda [2] - 3:3, 3:9</p> <p>aggressively [1] - 39:9</p> <p>ago [1] - 64:11</p> <p>agreeable [1] - 31:17</p> <p>Agreement [1] - 18:5</p> <p>agreement [19] - 18:9, 18:18, 20:13, 21:1, 21:9, 22:5, 22:17, 22:23, 22:25, 23:24, 28:13, 28:17, 31:4, 31:14, 32:2, 34:21, 35:2, 52:25, 63:11</p> <p>agreements [1] - 20:2</p> <p>Allegiance [2] - 2:10, 2:11</p> <p>Allegretti [4] - 59:1, 59:10, 59:11, 65:7</p> <p>ALLEGRETTI [12] - 59:12, 61:8, 62:2, 62:5, 62:16, 63:10, 64:2, 64:8, 64:20, 64:24, 65:11, 65:14</p> <p>allocated [3] - 16:4, 58:8, 62:25</p> <p>allow [3] - 7:20, 14:4,</p>	
	2	3	8		
		<p>3 [4] - 28:10, 28:23, 32:8, 36:15</p> <p>3.65 [1] - 48:9</p> <p>300 [1] - 37:24</p> <p>30th [2] - 4:12, 4:16</p> <p>341,341 [1] - 10:4</p> <p>35 [2] - 45:5, 55:6</p> <p>364 [1] - 10:4</p> <p>39,000 [1] - 37:3</p> <p>397,500 [1] - 5:4</p> <p>3:15 [1] - 66:23</p>	<p>800 [1] - 50:12</p> <p>850 [3] - 50:1, 50:12, 50:14</p> <p>851 [1] - 1:8</p> <p>8th [1] - 1:8</p>		
		4	9		
		<p>4 [1] - 36:15</p> <p>4.863 [2] - 10:10, 10:11</p> <p>40 [7] - 38:12, 43:10, 44:9, 44:10, 44:11, 44:14, 51:14</p> <p>40,000 [2] - 37:11, 45:3</p> <p>400,000 [1] - 5:3</p> <p>406- [1] - 62:24</p> <p>410,000 [1] - 62:19</p> <p>43 [1] - 57:23</p> <p>45 [1] - 21:4</p>	<p>95,000 [1] - 11:15</p> <p>95,256 [3] - 9:19, 9:24, 13:18</p>		
		5	A		
		<p>5.8 [1] - 36:1</p> <p>50,000 [3] - 22:1, 22:4, 22:5</p> <p>500 [1] - 36:16</p> <p>5th [1] - 67:15</p>	<p>Aaron [1] - 59:19</p> <p>able [1] - 7:24, 21:25, 36:2, 38:14, 39:3, 39:6, 45:10, 46:21, 47:1, 47:13, 63:15</p> <p>absence [2] - 2:6, 2:8</p> <p>Access [1] - 18:5</p> <p>access [10] - 18:9, 20:13, 21:1, 21:8, 22:17, 28:12, 28:17, 31:3, 31:4, 32:2</p> <p>accomplished [1] - 54:10</p> <p>accordingly [1] - 30:12</p> <p>account [3] - 6:25, 10:6, 11:14</p> <p>Accountant [1] - 1:22</p> <p>accounted [1] - 58:14</p> <p>accounting [3] - 11:20, 11:22, 12:6</p> <p>Acosta [1] - 65:25</p> <p>acres [2] - 18:24, 21:4</p> <p>action [1] - 18:19</p> <p>activate [1] - 7:23</p> <p>Activation [2] - 7:11, 7:20</p> <p>actual [30] - 3:9, 4:6, 4:18, 5:8, 6:9, 6:20, 7:21, 9:17, 9:23, 9:25, 10:4, 10:7, 13:11, 14:7, 20:8, 20:17, 25:5, 25:13, 28:8, 35:25, 36:17, 40:5, 47:8, 57:18,</p>		
		6			
		<p>6-and-a-half [3] - 35:21, 46:22, 49:15</p> <p>60,000 [1] - 45:14</p> <p>650 [1] - 38:6</p>			
		7			
		<p>7 [1] - 49:14</p>			
1	<p>1 [1] - 41:7</p> <p>1,000 [1] - 46:12</p> <p>1,131,000 [1] - 15:5</p> <p>1,250 [1] - 45:11</p> <p>1,430 [2] - 46:11, 49:23</p> <p>1,800 [1] - 46:12</p> <p>1,912,000 [1] - 11:2</p> <p>1.0 [1] - 52:8</p> <p>1.3 [2] - 47:24</p> <p>10 [8] - 38:22, 43:1, 46:10, 46:14, 46:16, 47:6, 47:7, 51:14</p> <p>117 [1] - 22:15</p> <p>11E [1] - 13:12</p> <p>1200 [1] - 41:8</p> <p>125,000 [1] - 6:20</p> <p>130,000 [1] - 63:1</p> <p>130572-0100 [1] - 18:13</p> <p>139,006 [1] - 62:20</p>				
17	<p>17 [4] - 5:17, 6:1, 6:11, 16:7</p> <p>17/18 [1] - 14:20</p>				
1					

<p>19:15 allowance [1] - 63:12 allows [1] - 22:17 almost [3] - 4:10, 4:12, 38:6 ALSO [1] - 1:18 amazing [1] - 60:11 amend [2] - 29:10, 29:18 amended [5] - 29:15, 33:5, 33:8, 33:13, 34:7 amendment [8] - 32:19, 32:20, 32:23, 33:1, 44:4, 44:7, 53:4, 53:10 amount [6] - 10:14, 15:16, 35:15, 57:17, 60:12, 65:17 analysis [1] - 27:1 Analyst [1] - 1:19 Anderson [1] - 38:1 annual [4] - 4:22, 9:14, 13:14, 45:2 answer [6] - 23:9, 40:19, 41:1, 48:6, 48:8, 60:20 anticipated [1] - 64:16 anytime [1] - 54:17 anyway [1] - 44:12 apartments [1] - 50:5 apologize [2] - 16:17, 40:22 apology [1] - 16:19 appeal [1] - 58:25 apply [1] - 51:20 Appraiser [1] - 18:12 appreciate [3] - 16:4, 62:5, 66:3 approaches [4] - 22:8, 41:6, 53:22, 59:11 appropriate [3] - 30:2, 32:5, 32:9 appropriately [1] - 31:23 appropriation [3] - 12:20, 12:23, 12:25 approval [6] - 18:14, 25:5, 27:18, 31:12, 47:14, 59:4 approve [13] - 8:5, 15:23, 16:1, 16:7, 21:13, 29:15, 33:4, 33:7, 39:15, 39:16, 39:19, 57:3, 60:23 approved [9] - 6:3, 25:7, 29:14, 37:5, 38:5, 42:9, 49:17, 58:4, 59:6 approving [1] - 57:11</p>	<p>April [1] - 18:21 area [6] - 38:1, 41:21, 41:23, 41:24, 51:5, 61:25 areas [1] - 61:14 Art [3] - 57:12, 58:7, 59:16 art [4] - 58:12, 58:15, 58:20, 61:13 artful [1] - 66:1 artists [4] - 58:22, 58:23, 60:8, 60:15 Ashley [1] - 59:21 aside [1] - 19:18 assessments [1] - 12:15 assigns [1] - 53:2 assume [1] - 66:5 assuming [3] - 5:10, 29:13, 40:2 attendance [1] - 19:7 attention [4] - 10:12, 25:11, 47:19, 54:16 attracting [1] - 58:22 AUDIENCE [6] - 17:21, 32:24, 34:8, 54:13, 64:19, 65:3 audience [2] - 36:21, 53:22 audit [4] - 4:22, 9:14, 10:8, 13:15 augment [2] - 63:12, 63:15 August [2] - 1:6, 2:1 Aundra [4] - 26:13, 31:11, 59:12, 64:11 AUNDRY [1] - 1:19 authorities [1] - 63:17 authority [8] - 2:19, 6:2, 26:14, 29:11, 31:3, 60:2, 63:19, 64:12 Authority [7] - 3:22, 18:7, 34:19, 34:24, 35:1, 57:11, 66:21 authorization [1] - 63:4 authorize [3] - 26:13, 31:11, 32:1 authorized [4] - 19:4, 26:6, 32:10, 67:8 authorizes [1] - 28:16 authorizing [5] - 18:7, 28:12, 34:19, 34:21, 34:25 available [1] - 38:23 average [12] - 38:20, 40:12, 40:24, 42:23, 44:17, 44:20, 45:25, 46:11, 49:23, 49:25,</p>	<p>50:10, 50:12 averaging [1] - 45:24 aye [10] - 17:23, 17:24, 33:1, 33:2, 34:10, 34:11, 57:4, 57:5, 65:5, 65:6</p> <p style="text-align: center;">B</p> <p>Bailey [1] - 2:5 balance [4] - 14:13, 15:1, 15:10, 15:15 Ball [1] - 1:7 Bank [1] - 7:22 Baptist [1] - 37:21 Barakat [14] - 14:16, 23:12, 25:19, 30:7, 30:8, 33:22, 39:23, 40:7, 41:14, 42:24, 48:15, 49:1, 49:20, 62:13 BARAKAT [32] - 1:13, 12:13, 13:5, 14:12, 14:18, 14:22, 16:6, 17:12, 23:13, 23:19, 23:23, 24:3, 24:14, 24:19, 24:23, 25:2, 29:21, 33:23, 39:24, 40:9, 40:23, 41:16, 49:22, 50:2, 50:8, 50:16, 52:17, 61:1, 62:14, 64:3, 64:22, 64:25 Barakat's [3] - 14:25, 25:25, 40:22 base [1] - 28:3 based [5] - 20:25, 26:22, 26:24, 35:18, 45:24 basis [1] - 4:11 beautiful [1] - 61:20 beautifully [1] - 32:13 begin [4] - 19:4, 19:19, 20:10, 20:14 beginning [2] - 15:9, 60:13 begins [1] - 38:8 behalf [1] - 32:7 behind [2] - 35:9, 36:4 belabor [1] - 40:20 believes [1] - 32:4 below [1] - 7:19 bench [1] - 53:22 beneficial [2] - 24:25, 51:19 best [1] - 13:2 bet [1] - 41:13 between [10] - 25:12, 34:23, 43:10, 44:14, 44:18, 46:12, 53:1,</p>	<p>55:3, 57:24, 63:11 beyond [1] - 32:11 BID [4] - 52:11, 58:1, 58:3, 58:4 big [1] - 56:3 biggest [1] - 60:5 bike [1] - 61:24 bit [3] - 11:7, 11:11, 43:3 blissing [1] - 59:4 blighted [1] - 50:25 blocks [1] - 38:2 BOARD [119] - 1:3, 1:12, 2:20, 5:22, 8:23, 10:20, 12:13, 13:5, 14:12, 14:18, 14:22, 15:20, 16:6, 16:9, 16:15, 17:4, 17:8, 17:11, 17:12, 17:13, 17:14, 17:16, 17:24, 18:1, 21:14, 21:16, 21:19, 21:21, 21:24, 23:10, 23:13, 23:19, 23:23, 24:3, 24:14, 24:19, 24:23, 25:2, 25:17, 26:16, 28:5, 29:21, 29:25, 30:18, 31:2, 31:6, 31:18, 31:25, 32:16, 32:19, 32:21, 33:2, 33:7, 33:10, 33:14, 33:17, 33:19, 33:21, 33:23, 34:1, 34:3, 34:5, 34:11, 34:13, 39:16, 39:17, 39:18, 39:21, 39:24, 40:9, 40:23, 41:16, 41:20, 42:15, 42:20, 43:15, 44:2, 44:5, 44:10, 44:12, 46:6, 46:8, 47:18, 47:22, 48:1, 48:11, 48:14, 48:19, 48:23, 49:2, 49:7, 49:9, 49:12, 49:22, 50:2, 50:6, 50:8, 50:10, 50:16, 52:17, 53:17, 57:5, 60:25, 61:1, 61:5, 62:1, 62:3, 62:8, 62:11, 62:14, 62:18, 63:2, 63:6, 63:9, 63:25, 64:3, 64:22, 64:25, 65:6 board [21] - 4:7, 5:15, 7:1, 8:9, 8:21, 12:24, 16:17, 16:21, 25:5, 25:9, 25:11, 26:12, 28:14, 31:10, 31:12, 41:17, 42:8, 53:16, 58:11, 59:6, 59:19</p>	<p>Board [9] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:19, 13:21 bookends [1] - 60:13 borrow [2] - 15:8, 15:13 bottom [2] - 5:16, 13:23 boundary [1] - 38:3 boxes [1] - 61:24 boy [1] - 54:23 boys [1] - 56:4 Braxton [1] - 2:20 BRAXTON [1] - 1:16 bread [2] - 56:21, 56:25 break [5] - 8:12, 36:21, 37:7, 56:21, 58:16 BRENNY [1] - 1:14 Bridge [3] - 20:5, 65:25, 66:1 bring [6] - 38:6, 42:24, 47:19, 54:16, 58:10, 66:8 bringing [1] - 47:14 brings [2] - 34:17, 57:9 broke [2] - 56:25, 58:11 buck [1] - 41:10 budget [15] - 4:18, 6:9, 6:17, 6:19, 11:21, 11:23, 12:3, 12:21, 15:3, 15:6, 22:4, 22:21, 23:5, 64:9 Budget [2] - 3:23, 16:8 budgeted [3] - 6:16, 10:3, 22:1 budgeting [2] - 11:4, 11:6 build [1] - 50:5 building [3] - 36:10, 36:11 Building [1] - 1:7 bulldozers [1] - 56:8 business [2] - 2:22, 30:10 Business [1] - 57:22 businesses [5] - 51:12, 54:20, 56:2, 56:12, 56:16 butt [1] - 54:25 buyer [2] - 26:24, 54:3</p> <p style="text-align: center;">C</p> <p>cabinets [1] - 64:15</p>
---	--	--	--	---

<p>calculating [1] - 4:10 calculations [2] - 45:2, 45:25 cancer [1] - 38:1 cap [1] - 23:2 captured [1] - 4:11 card [2] - 53:25, 54:5 Carnell [1] - 54:13 carry [1] - 61:25 case [4] - 30:3, 41:2, 41:11, 51:22 category [1] - 43:9 Cathedral [2] - 66:7, 66:11 CDP [2] - 34:24, 53:1 center [1] - 38:1 central [1] - 61:15 CEO [13] - 18:14, 18:19, 25:7, 26:5, 28:12, 28:16, 28:25, 29:11, 30:20, 32:1, 32:5, 32:10, 34:25 CEO's [1] - 25:8 certain [4] - 18:10, 38:9, 43:9, 66:13 certainly [3] - 3:6, 5:25, 10:23 CERTIFICATE [1] - 67:1 certified [1] - 2:19 certify [1] - 67:8 cetera [4] - 24:2, 24:6, 36:12, 38:10 Chair [10] - 1:13, 11:19, 14:15, 25:25, 30:8, 40:7, 42:11, 43:18, 52:23, 62:22 chair [3] - 2:7, 30:10, 39:18 chairman [3] - 16:22, 57:8, 57:10 CHAIRMAN [121] - 2:3, 2:12, 2:23, 3:1, 3:11, 5:20, 5:23, 6:1, 7:3, 7:14, 8:3, 8:13, 8:16, 8:19, 8:24, 10:18, 10:21, 10:24, 11:12, 12:5, 12:9, 13:7, 14:9, 14:23, 15:14, 15:18, 15:21, 16:10, 16:19, 17:7, 17:10, 17:17, 17:22, 17:25, 21:10, 21:15, 21:17, 21:20, 21:23, 22:9, 23:8, 23:12, 25:16, 25:23, 26:15, 29:1, 29:16, 30:9, 30:21, 31:13, 31:21, 32:13, 32:17, 32:20, 32:22, 32:25, 33:3, 33:9,</p>	<p>33:11, 33:15, 33:18, 33:20, 33:22, 33:24, 34:2, 34:4, 34:6, 34:9, 34:12, 34:14, 39:12, 39:20, 39:22, 40:18, 41:2, 41:11, 41:14, 41:18, 42:2, 42:19, 43:13, 43:23, 44:22, 46:7, 47:16, 48:6, 48:12, 48:15, 48:21, 48:25, 49:3, 49:8, 49:10, 49:19, 51:24, 52:2, 52:22, 53:3, 53:8, 53:13, 53:18, 54:9, 55:20, 57:1, 57:6, 60:22, 61:2, 62:7, 62:10, 62:13, 62:17, 63:22, 63:24, 65:1, 65:4, 65:7, 65:13, 66:4, 66:12, 66:15, 66:19 Chairman [25] - 3:6, 3:16, 3:17, 3:21, 3:25, 8:15, 8:17, 13:9, 16:16, 18:3, 18:6, 18:21, 23:14, 25:15, 26:17, 31:18, 34:16, 35:3, 39:25, 42:21, 52:3, 53:23, 57:19, 64:3 challenging [1] - 20:23 change [6] - 5:5, 5:12, 12:2, 28:9, 44:6, 53:5 changed [2] - 60:10 changes [6] - 4:6, 4:19, 5:13, 9:19, 13:19, 29:4 changing [1] - 58:24 charettes [1] - 60:14 Chart [1] - 47:20 chart [1] - 48:3 chief [5] - 18:8, 19:8, 19:10, 34:19, 57:14 Chief [1] - 1:19 choose [1] - 8:11 Christie [1] - 59:16 City [15] - 6:9, 6:12, 14:6, 19:9, 19:19, 20:8, 20:21, 23:19, 23:22, 27:5, 46:13, 47:23, 54:25, 55:10, 56:11 city [5] - 36:22, 37:12, 50:20, 56:18, 58:15 CITY [1] - 1:1 City's [4] - 18:14, 18:15, 19:10, 52:12 clarification [2] - 5:24,</p>	<p>7:15 clarity [1] - 31:8 closed [1] - 66:20 closer [2] - 4:9, 11:17 club [1] - 54:24 clustering [1] - 61:13 COJ [2] - 14:2, 14:18 colleague [1] - 2:5 colleagues [1] - 12:12 columns [1] - 60:6 comfortable [3] - 46:16, 46:23, 51:7 coming [7] - 4:12, 14:20, 40:2, 53:24, 56:9, 56:10, 59:6 commencing [1] - 1:7 commend [1] - 58:21 comment [11] - 15:25, 32:22, 34:6, 41:21, 42:22, 51:8, 51:22, 51:25, 53:15, 55:17 comments [16] - 16:13, 17:20, 21:18, 25:15, 29:12, 29:13, 33:16, 33:19, 39:22, 47:16, 52:21, 53:14, 57:3, 59:15, 60:7, 65:1 commitment [1] - 39:5 committee [2] - 51:13, 59:19 community [1] - 66:2 COMMUNITY [1] - 1:2 Community [1] - 3:7 compares [1] - 44:20 competing [1] - 36:14 complement [2] - 16:25, 41:25 complete [2] - 16:20, 67:10 completed [1] - 58:19 completion [1] - 57:11 complicated [1] - 17:19 components [1] - 58:2 comprises [1] - 21:5 conceivably [1] - 26:3 concept [2] - 30:11, 30:12 concepts [1] - 30:14 concerns [1] - 26:18 concludes [1] - 57:21 condenses [1] - 26:10 conditionally [1] - 28:18 conditions [2] - 20:1, 26:21 conjunction [1] - 65:16 conservatively [2] -</p>	<p>6:17, 12:17 consider [1] - 26:11 consideration [1] - 25:25 considered [1] - 50:25 consistent [1] - 38:22 constraints [1] - 51:2 constricted [2] - 36:6, 36:17 constructed [1] - 37:6 construction [5] - 22:20, 27:22, 36:7, 54:22, 55:11 constructions [1] - 56:5 consultant [1] - 27:10 contingent [1] - 16:21 continue [6] - 3:8, 8:14, 34:15, 41:15, 41:23, 55:21 contract [3] - 55:2, 57:13, 57:18 contractor [1] - 36:12 contractors [2] - 55:1, 55:14 contracts [1] - 56:2 contractual [1] - 54:2 contribute [1] - 55:9 conversation [1] - 43:5 conversations [1] - 63:14 Coordinator [1] - 1:20 copies [4] - 30:19, 30:20, 30:23, 32:5 core [2] - 36:18, 58:16 Corporation [1] - 43:20 correct [10] - 7:17, 11:18, 23:17, 23:18, 27:5, 40:6, 40:8, 64:18, 66:17, 66:18 correction [2] - 3:20, 53:9 correctly [1] - 40:10 correlate [1] - 4:5 correspondence [1] - 20:20 corridor [2] - 61:14, 61:15 cost [11] - 22:22, 35:22, 36:1, 36:7, 40:1, 40:14, 40:16, 46:22, 50:25, 64:5, 64:14 costs [2] - 11:2, 19:17 Council [7] - 6:12, 12:19, 12:23, 13:1, 57:16, 58:21, 59:25 Counsel [5] - 1:21,</p>	<p>18:17, 19:12, 22:15, 24:12 COUNTY [1] - 67:4 County [1] - 18:12 couple [4] - 10:21, 23:15, 28:7, 40:1 court [1] - 22:13 courthouse [1] - 11:1 covenants [1] - 24:9 cover [2] - 15:12, 27:23 covered [1] - 27:19 Cowford [1] - 61:19 CRA [3] - 14:8, 38:1, 66:16 CRAIG [1] - 1:15 cranes [1] - 56:9 creative [2] - 12:6, 66:2 Cultural [3] - 57:16, 58:21, 59:25 curious [1] - 44:16 current [5] - 6:14, 9:18, 11:7, 11:9, 15:16 cut [2] - 52:14, 61:20 cycle [1] - 13:2</p>
D				
				<p>Daly [3] - 3:25, 12:7, 14:24 DALY [8] - 1:19, 11:8, 11:18, 12:8, 12:16, 14:15, 14:20, 15:2 DANE [1] - 1:14 data [1] - 28:3 DATED [1] - 67:15 dated [2] - 4:1, 57:13 days [1] - 32:12 deal [3] - 46:20, 46:24, 47:4 dealing [1] - 56:14 Debt [1] - 13:10 decade [1] - 20:21 decide [1] - 23:2 decision [2] - 47:4, 47:9 decrease [3] - 5:6, 9:15, 12:14 dedicated [1] - 60:16 deficit [1] - 9:19 definitely [5] - 37:20, 37:21, 37:22, 37:23, 58:24 definition [1] - 43:21 degree [1] - 27:7 DEP [3] - 20:20, 27:4, 27:17 department [1] - 55:1</p>

<p>Department [3] - 20:19, 23:6, 23:24 described [1] - 18:11 determine [3] - 19:16, 22:19, 26:25 determined [1] - 19:1 developer [8] - 18:24, 36:14, 39:1, 46:18, 46:25, 49:15, 51:17, 54:3 developers [1] - 51:18 Development [2] - 1:20, 57:22 development [14] - 34:20, 39:5, 39:9, 41:24, 42:7, 42:9, 42:10, 42:12, 42:16, 50:19, 54:18, 54:21, 55:25, 56:14 developments [1] - 50:20 DIA [17] - 1:19, 1:19, 1:20, 1:20, 1:22, 5:14, 13:20, 25:7, 25:8, 28:16, 29:24, 42:14, 53:1, 57:15, 59:18, 60:1, 65:16 Diane [3] - 1:9, 67:7, 67:18 Diebenow [6] - 40:17, 40:20, 41:3, 41:6, 41:7, 53:25 DIEBENOW [4] - 41:7, 41:13, 50:1, 53:23 difference [2] - 10:25, 35:24 different [6] - 3:2, 19:23, 20:19, 38:4, 42:17, 57:24 difficult [1] - 37:13 diligence [2] - 22:18, 29:23 dimension [1] - 49:21 direction [1] - 9:3 directly [2] - 43:9, 46:3 director [4] - 18:15, 18:16, 59:17 disbursement [1] - 57:15 disclosed [3] - 24:16, 24:17, 27:17 discount [1] - 48:9 discrepancy [1] - 25:12 discretion [1] - 25:8 discuss [1] - 25:14 discussed [2] - 29:19, 43:8 discussion [10] -</p>	<p>15:24, 16:11, 16:13, 21:12, 32:18, 33:12, 39:14, 39:23, 59:8, 60:24 disposition [1] - 18:22 District [2] - 66:7, 66:11 districts [1] - 4:15 disturbed [1] - 27:23 diverse [1] - 56:18 doable [1] - 35:18 document [4] - 9:23, 58:1, 58:3, 58:5 dollar [1] - 52:6 dollars [7] - 6:22, 51:16, 54:15, 55:3, 55:7, 55:9, 58:14 done [16] - 20:18, 21:4, 26:20, 27:13, 27:14, 32:14, 46:24, 47:9, 48:22, 49:20, 53:9, 56:13, 58:6, 61:4, 61:5, 63:1 door [1] - 40:1 down [11] - 4:4, 5:11, 7:16, 10:2, 13:22, 19:4, 36:21, 38:21, 52:15, 55:7, 56:10 downtown [7] - 2:21, 51:3, 54:18, 58:20, 58:25, 65:21, 65:24 Downtown [12] - 3:22, 9:11, 9:12, 9:21, 10:13, 13:9, 18:7, 34:18, 34:24, 35:1, 57:10, 66:20 Dr [1] - 17:1 draft [1] - 31:23 Drive [1] - 41:8 driving [1] - 36:4 due [3] - 15:16, 22:18, 29:23 duration [1] - 38:24 Durden [10] - 7:1, 16:12, 26:15, 29:18, 29:22, 34:4, 42:19, 43:18, 47:17, 63:24 DURDEN [27] - 1:14, 16:15, 17:4, 26:16, 28:5, 29:25, 30:18, 31:2, 31:6, 31:18, 31:25, 32:19, 33:10, 34:5, 42:20, 43:15, 44:5, 44:10, 44:12, 46:6, 46:8, 47:18, 47:22, 48:1, 48:11, 48:14, 63:25 Durden's [1] - 29:12 DUREN [1] - 44:2 during [3] - 48:2,</p>	<p>57:19, 57:21 DUVAL [1] - 67:4 Duval [2] - 18:12, 22:15</p> <p style="text-align: center;">E</p> <p>earn [1] - 31:23 ease [1] - 26:4 easier [1] - 26:5 East [9] - 9:7, 9:11, 9:12, 9:21, 10:14, 10:15, 12:1, 13:9, 13:22 eastern [1] - 9:8 economic [4] - 34:20, 54:17, 55:25, 56:13 Ed [1] - 1:7 effect [1] - 29:5 effectuate [1] - 18:19 efficient [2] - 3:5, 36:13 eight [1] - 13:2 eight-week [1] - 13:2 eighteen [1] - 45:17 either [1] - 31:9 elbow [3] - 61:11, 61:15, 61:25 embarrassing [1] - 12:18 Emerson [3] - 22:2, 22:7, 22:14 encapsulate [1] - 61:9 encourage [1] - 55:15 end [2] - 4:9, 60:15 enhanced [1] - 34:23 enhancement [2] - 34:22, 51:10 enter [1] - 65:24 enters [1] - 7:1 entire [1] - 15:10 environmental [6] - 20:11, 21:2, 22:17, 23:6, 26:3, 26:21 environmentally [1] - 20:23 EPA [1] - 27:13 equally [3] - 6:25, 24:12, 38:7 equated [1] - 35:16 equity [7] - 35:20, 39:3, 46:16, 46:19, 47:2, 47:3 Eric [1] - 23:5 Ernst [1] - 7:18 error [1] - 3:18 especially [2] - 56:7, 56:14 estimate [2] - 12:16, 12:17</p>	<p>estimated [1] - 45:6 et [4] - 24:2, 24:6, 36:12, 38:10 eventually [1] - 66:7 exactly [1] - 64:14 example [1] - 50:13 exceeds [1] - 9:4 except [2] - 16:22 excited [2] - 59:24, 63:20 execute [6] - 18:8, 28:12, 28:17, 31:3, 32:1, 35:1 execution [1] - 18:18 Executive [1] - 1:19 executive [3] - 18:8, 34:19, 57:14 existing [1] - 50:18 expenditures [1] - 15:12 expenses [2] - 9:4, 10:10 expire [1] - 28:23 explain [3] - 11:12, 27:6, 46:9 explains [1] - 48:7 exposure [1] - 56:3 Expressway [1] - 20:6 extend [4] - 26:6, 31:10, 31:11, 32:10 extended [1] - 28:24 extension [4] - 25:4, 25:6, 25:10, 30:16 extra [2] - 30:24, 31:15</p> <p style="text-align: center;">F</p> <p>Facade [2] - 57:12, 58:7 facility [1] - 37:25 fact [2] - 16:20, 26:19 faithful [1] - 59:20 far [2] - 5:21, 8:22 fault [1] - 52:16 favor [6] - 17:23, 32:25, 34:10, 43:12, 63:23, 65:5 FDEP [1] - 27:18 February [1] - 57:13 federal [2] - 23:20, 24:5 feet [1] - 50:1 felt [1] - 43:7 few [1] - 2:6 fifth [1] - 49:20 fifty [1] - 43:16 figure [1] - 4:25 figured [1] - 30:6 file [1] - 54:14 finalized [1] - 18:22</p>	<p>Finance [1] - 43:20 financial [2] - 19:10, 37:16 financing [1] - 36:2 fine [1] - 53:12 finished [1] - 66:16 firemen [1] - 37:22 firm [1] - 35:20 first [13] - 2:16, 2:18, 3:14, 12:25, 16:17, 19:5, 39:8, 42:6, 43:6, 50:19, 59:5, 64:6 Fiscal [5] - 3:23, 5:9, 5:17, 6:10, 16:7 fiscal [8] - 4:17, 6:1, 9:18, 11:10, 11:21, 11:23, 15:6, 15:9 fits [1] - 46:3 flag [1] - 2:9 flexibility [1] - 7:21 floor [1] - 46:7 Floor [1] - 1:8 FLORIDA [1] - 67:3 FLORIDA [10] - 1:9, 1:10, 3:24, 18:10, 19:1, 22:16, 38:17, 43:19, 67:7, 67:18 focal [1] - 61:23 folks [3] - 48:17, 59:22, 60:20 follow [3] - 47:18, 49:22, 64:4 follow-up [3] - 47:18, 49:22, 64:4 following [2] - 15:3, 18:21 foot [1] - 45:23 forces [1] - 36:4 forego [1] - 47:8 foregoing [1] - 67:9 foreseeable [1] - 26:8 forgot [1] - 65:15 forgotten [1] - 48:16 formal [2] - 26:19, 26:20 formula [1] - 45:24 forth [1] - 22:21 forty [1] - 43:25 forward [4] - 24:20, 26:25, 48:12, 52:19 front [1] - 49:13 full [1] - 16:25 Fuller [1] - 23:5 fully [1] - 2:18 fun [1] - 60:2 Fund [3] - 9:13, 10:6, 13:14 funding [2] - 7:24,</p>
--	---	--	--	--

<p>63:12 Funds [3] - 5:17, 7:10, 14:1 funds [8] - 5:14, 7:4, 7:12, 9:6, 9:20, 13:20, 13:23, 57:16</p>	<p>20:1, 21:1, 28:18, 34:23 grants [10] - 19:24, 19:25, 20:4, 24:2, 24:5, 24:8, 24:10, 51:11, 51:14 Grants [1] - 51:21 grateful [1] - 60:18 great [3] - 41:21, 41:22, 61:8 Greater [1] - 57:16 greeting [1] - 66:1 GREY [6] - 1:14, 17:16, 21:19, 33:17, 60:25, 62:11 Grey [3] - 21:18, 33:15, 62:10 grid [1] - 26:9 ground [1] - 37:7 groundwater [1] - 20:15 group [2] - 41:4, 49:5 groups [1] - 56:4 guaranteed [1] - 49:6 guess [4] - 2:18, 16:11, 59:13, 66:8 guy [1] - 42:4 GUY [1] - 1:20 guys [9] - 48:22, 49:3, 50:5, 61:12, 62:9, 63:13, 64:5, 64:10, 66:3</p>	<p>11:11, 43:3, 44:16 highlight [1] - 61:17 Hogan [2] - 1:8, 60:6 hold [1] - 41:11 Holechek [1] - 59:17 home [1] - 65:12 Home [3] - 34:24, 35:9, 53:1 homecoming [1] - 60:3 hoped [1] - 43:3 hopefully [1] - 39:8 hoping [1] - 55:5 household [1] - 45:9 housing [15] - 34:22, 36:20, 36:22, 36:24, 37:1, 37:4, 37:11, 37:14, 38:18, 38:19, 43:22, 44:13, 46:4, 46:20 Housing [1] - 43:20 hundred [6] - 15:5, 40:7, 43:15, 43:25, 45:17, 62:24 hypothetically [1] - 6:18</p>	<p>increment [1] - 4:15 Independent [1] - 41:8 indicated [3] - 4:16, 14:14, 24:2 indicates [2] - 25:6, 40:4 individuals [1] - 38:11 induce [1] - 37:17 industry [1] - 54:22 inform [1] - 6:5 information [7] - 17:19, 24:25, 27:21, 42:24, 51:13, 51:17, 51:21 infrastructure [1] - 19:17 insert [3] - 28:19, 32:2, 32:4 inspection [1] - 26:3 installed [1] - 58:13 instructing [3] - 18:13, 18:18, 57:14 intent [1] - 63:12 intentional [1] - 65:23 interaction [1] - 60:12 interest [3] - 3:5, 13:12, 66:6 interested [1] - 42:23 Interior [1] - 23:24 internal [2] - 52:6, 57:24 introduce [4] - 2:17, 22:10, 41:5, 53:21 investigation [2] - 22:23, 23:7 investing [1] - 52:7 Investment [8] - 3:22, 18:7, 34:18, 34:24, 35:1, 57:11, 57:22, 66:21 investment [1] - 52:13 Investments [4] - 18:9, 18:25, 19:8, 20:10 involved [2] - 41:12, 63:19 issue [2] - 42:6, 50:14 issues [1] - 27:8 item [10] - 4:24, 4:25, 7:10, 7:13, 8:2, 9:24, 13:14, 14:4, 30:17, 31:1 items [4] - 6:15, 16:14, 20:7, 30:22 itself [12] - 3:10, 9:23, 10:8, 13:15, 14:8, 25:13, 36:18, 39:10, 40:16, 58:17, 58:20, 66:11</p>	<p style="text-align: center;">J</p> <p>JACK [1] - 1:13 JACKIE [1] - 1:22 JACKSONVILLE [1] - 1:1 Jacksonville [5] - 1:8, 2:21, 22:16, 57:17, 60:11 Jesus [1] - 56:24 JIM [1] - 1:20 job [1] - 61:6 jobs [1] - 38:6 JOHN [1] - 1:21 JOHNNY [1] - 1:21 joined [1] - 17:1 Jorge [1] - 54:1 JSEP [1] - 54:17 JTA [1] - 63:18 June [1] - 4:2</p>
<p style="text-align: center;">G</p>				
<p>Gaffney [1] - 17:1 GAFFNEY [1] - 1:21 garage [1] - 65:18 garden [3] - 50:4, 50:7, 50:11 garden-style [1] - 50:4 Garvey [1] - 59:20 gateway [1] - 65:20 gateways [1] - 65:24 general [2] - 51:18, 51:22 General [8] - 1:21, 9:13, 10:6, 13:13, 18:17, 19:11, 22:15, 24:12 generally [1] - 18:11 gentlemen [2] - 56:21, 56:22 geographical [1] - 35:4 Gibbs [5] - 21:23, 23:8, 33:20, 48:18, 61:4 GIBBS [14] - 1:15, 16:9, 17:13, 21:16, 21:24, 23:10, 33:21, 39:16, 39:18, 48:19, 49:2, 61:5, 62:1, 62:3 Gillam [9] - 2:9, 2:16, 2:21, 6:6, 17:7, 34:2, 42:3, 42:12, 63:22 GILLAM [9] - 1:16, 2:20, 17:8, 25:18, 34:3, 42:4, 42:15, 42:18, 63:23 given [1] - 30:3 glad [1] - 2:23 gonna [1] - 54:24 good-old-boy [1] - 54:23 government [4] - 23:21, 24:6, 55:3, 56:2 graduate [1] - 38:11 Grant [14] - 9:16, 9:17, 10:3, 12:14, 13:3, 35:14, 35:16, 35:19, 35:23, 35:25, 38:25, 39:4, 39:6, 39:11 grant [7] - 5:7, 5:9,</p>	<p>Grant [1] - 51:21 grateful [1] - 60:18 great [3] - 41:21, 41:22, 61:8 Greater [1] - 57:16 greeting [1] - 66:1 GREY [6] - 1:14, 17:16, 21:19, 33:17, 60:25, 62:11 Grey [3] - 21:18, 33:15, 62:10 grid [1] - 26:9 ground [1] - 37:7 groundwater [1] - 20:15 group [2] - 41:4, 49:5 groups [1] - 56:4 guaranteed [1] - 49:6 guess [4] - 2:18, 16:11, 59:13, 66:8 guy [1] - 42:4 GUY [1] - 1:20 guys [9] - 48:22, 49:3, 50:5, 61:12, 62:9, 63:13, 64:5, 64:10, 66:3</p>	<p style="text-align: center;">I</p>		
<p style="text-align: center;">H</p>		<p>idea [1] - 43:9 identified [1] - 18:12 identify [1] - 26:20 Iguana [10] - 18:9, 18:25, 19:8, 20:10, 23:1, 26:22, 27:9, 27:20, 27:24, 32:7 Il [12] - 27:25, 28:2, 57:16, 59:3, 59:9, 61:7, 61:8, 61:10, 61:16, 63:1, 63:20 immediate [1] - 35:8 impact [2] - 60:5, 61:14 imply [1] - 11:16 important [4] - 36:19, 44:15, 49:12, 55:24 inaudible [1] - 46:20 inaudible [2] - 12:21, 44:4 Incentive [1] - 7:19 incentives [1] - 51:4 include [1] - 28:1 income [4] - 36:25, 37:12, 38:21, 45:5 incorporate [2] - 29:10, 29:12 incorrect [1] - 22:7 increase [7] - 5:13, 9:10, 9:13, 13:10, 13:13, 13:16, 13:19</p>		
<p>Hallmark [1] - 10:3 hand [1] - 52:4 handful [1] - 56:19 handled [1] - 24:11 happy [4] - 2:22, 48:10, 49:4, 65:9 hard [1] - 36:24 hard-to-find [1] - 36:24 Hart [1] - 20:5 healthy [1] - 51:3 hear [2] - 22:13, 54:17 heard [3] - 14:11, 27:3, 28:9 hearing [7] - 8:24, 17:22, 34:9, 42:23, 53:18, 57:3, 65:4 held [1] - 1:6 help [1] - 37:17 helpful [2] - 49:24, 51:9 Hendricks [1] - 35:6 hereby [1] - 28:16 high [2] - 43:8, 56:4 higher [5] - 6:24, 11:5,</p>	<p>Hallmark [1] - 10:3 hand [1] - 52:4 handful [1] - 56:19 handled [1] - 24:11 happy [4] - 2:22, 48:10, 49:4, 65:9 hard [1] - 36:24 hard-to-find [1] - 36:24 Hart [1] - 20:5 healthy [1] - 51:3 hear [2] - 22:13, 54:17 heard [3] - 14:11, 27:3, 28:9 hearing [7] - 8:24, 17:22, 34:9, 42:23, 53:18, 57:3, 65:4 held [1] - 1:6 help [1] - 37:17 helpful [2] - 49:24, 51:9 Hendricks [1] - 35:6 hereby [1] - 28:16 high [2] - 43:8, 56:4 higher [5] - 6:24, 11:5,</p>	<p style="text-align: center;">K</p>		
<p style="text-align: center;">K</p>				
<p>Kampus [6] - 19:21, 20:12, 20:24, 21:7, 23:16, 27:15 keep [6] - 31:23, 38:21, 43:19, 62:3, 62:14, 64:1 keeping [1] - 45:12 kept [1] - 64:8 Khoi [1] - 59:21 kickoff [1] - 19:6 Kids [6] - 19:21, 20:12, 20:24, 21:6, 23:16, 27:14 kind [8] - 11:20, 25:20, 29:20, 31:19, 51:4, 51:8, 52:18, 60:2 kiss [1] - 54:24 KLEMENT [1] - 1:20 known [3] - 18:4, 19:20, 41:4</p>		<p style="text-align: center;">L</p>		
<p>ladies [1] - 56:22 land [2] - 36:10, 54:3 landowner [2] - 26:23 landscape [1] - 58:25 Large [1] - 1:10 last [8] - 4:8, 6:13, 15:4, 20:21, 48:24, 49:2, 63:18, 65:14 late [4] - 2:6, 16:18, 16:24, 37:8 LaVilla [1] - 37:6 lawyer [1] - 2:21 leave [2] - 59:14, 60:19</p>		<p style="text-align: center;">L</p>		

<p>left [2] - 20:7, 20:9 legislation [1] - 58:4 length [1] - 26:2 less [3] - 38:24, 59:7, 59:14 letter [1] - 25:3 letters [3] - 27:4, 27:6, 27:8 letting [1] - 31:15 level [1] - 53:4 light [1] - 29:16 likely [2] - 63:14, 64:14 line [17] - 4:23, 4:25, 5:18, 6:15, 7:10, 7:13, 8:1, 9:14, 9:24, 13:10, 13:14, 14:2, 14:4, 28:22, 43:19, 52:11, 52:12 list [1] - 19:17 listed [1] - 3:9 literally [3] - 17:17, 60:1, 60:7 live [1] - 38:14 living [1] - 45:8 LLC [3] - 18:10, 34:25, 53:1 loan [8] - 13:12, 14:5, 14:13, 14:16, 14:19, 14:21, 15:2, 15:4 Loan [1] - 14:2 located [1] - 50:18 location [3] - 35:4, 41:22, 61:12 look [1] - 47:6 loft [2] - 50:19, 50:20 look [17] - 5:2, 7:18, 13:21, 13:22, 14:1, 19:23, 20:5, 20:11, 20:14, 24:7, 36:22, 38:8, 38:17, 45:1, 45:22, 52:18, 62:20 looked [1] - 43:7 looking [8] - 6:3, 9:22, 35:4, 36:19, 45:4, 45:7, 47:10, 52:4 looks [4] - 11:1, 42:5, 62:18, 66:16 Lotzia [4] - 22:3, 22:8, 22:14, 27:6 LOTZIA [2] - 22:14, 27:12 loudly [1] - 22:12 Louisa [1] - 35:9 love [2] - 62:8, 65:11 lovely [1] - 31:22 low [3] - 36:25, 43:1, 43:2 lower [1] - 38:21</p>	<p style="text-align: center;">M</p> <p>M.D [1] - 38:1 ma'am [1] - 47:21 Main [1] - 65:25 management [3] - 18:16, 39:10, 57:25 Manager [1] - 1:20 manager [3] - 18:15, 59:18, 59:20 MARC [1] - 1:16 Marco [2] - 5:7, 50:24 market [5] - 34:21, 36:25, 37:4, 37:10, 37:19 marketplace [3] - 37:17, 39:2, 47:15 Martin [1] - 59:17 Mason [2] - 59:17, 61:9 master [1] - 66:10 materials [4] - 27:18, 28:2, 29:24 math [3] - 40:10, 41:17, 49:21 Mayor [1] - 1:21 mean [4] - 14:23, 43:13, 43:23, 52:17 mechanical [1] - 11:20 mechanism [1] - 64:7 median [1] - 38:21 Medical [1] - 38:5 MEEKS [121] - 1:13, 2:3, 2:12, 2:23, 3:1, 3:11, 5:20, 5:23, 6:1, 7:3, 7:14, 8:3, 8:13, 8:16, 8:19, 8:24, 10:18, 10:21, 10:24, 11:12, 12:5, 12:9, 13:7, 14:9, 14:23, 15:14, 15:18, 15:21, 16:10, 16:19, 17:7, 17:10, 17:17, 17:22, 17:25, 21:10, 21:15, 21:17, 21:20, 21:23, 22:9, 23:8, 23:12, 25:16, 25:23, 26:15, 29:1, 29:16, 30:9, 30:21, 31:13, 31:21, 32:13, 32:17, 32:20, 32:22, 32:25, 33:3, 33:9, 33:11, 33:15, 33:18, 33:20, 33:22, 33:24, 34:2, 34:4, 34:6, 34:9, 34:12, 34:14, 39:12, 39:20, 39:22, 40:18, 41:2, 41:11, 41:14, 41:18, 42:2, 42:19, 43:13,</p>	<p>43:23, 44:22, 46:7, 47:16, 48:6, 48:12, 48:15, 48:21, 48:25, 49:3, 49:8, 49:10, 49:19, 51:24, 52:2, 52:22, 53:3, 53:8, 53:13, 53:18, 54:9, 55:20, 57:1, 57:6, 60:22, 61:2, 62:7, 62:10, 62:13, 62:17, 63:22, 65:1, 65:4, 65:7, 65:13, 66:4, 66:12, 66:15, 66:19 meeting [15] - 2:4, 2:7, 2:18, 19:6, 19:7, 19:13, 42:6, 42:13, 42:14, 43:4, 44:9, 44:18, 66:17, 66:19, 66:21 MEETING [1] - 1:3 meetings [3] - 57:23, 57:24, 65:9 member [5] - 2:19, 16:22, 53:22, 59:19 Member [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 7:1 MEMBER [105] - 2:20, 12:13, 13:5, 14:12, 14:18, 14:22, 16:6, 16:9, 16:15, 17:4, 17:8, 17:11, 17:12, 17:13, 17:14, 17:16, 21:14, 21:16, 21:19, 21:21, 21:24, 23:10, 23:13, 23:19, 23:23, 24:3, 24:14, 24:19, 24:23, 25:2, 25:17, 26:16, 28:5, 29:21, 29:25, 30:18, 31:2, 31:6, 31:18, 31:25, 32:16, 32:19, 33:7, 33:10, 33:17, 33:19, 33:21, 33:23, 34:1, 34:3, 34:5, 39:16, 39:17, 39:18, 39:21, 39:24, 40:9, 40:23, 41:16, 41:20, 42:15, 42:20, 43:15, 44:2, 44:5, 44:10, 44:12, 46:6, 46:8, 47:18, 47:22, 48:1, 48:11, 48:14, 48:19, 48:23, 49:2, 49:7, 49:9, 49:12, 49:22, 50:2, 50:6, 50:8, 50:10, 50:16, 52:17, 54:13, 60:25, 61:1, 61:5, 62:1, 62:3, 62:8, 62:11, 62:14, 62:18,</p>	<p>63:2, 63:6, 63:9, 63:25, 64:3, 64:19, 64:22, 64:25 MEMBERS [19] - 1:12, 5:22, 8:23, 10:20, 15:20, 17:21, 17:24, 18:1, 32:21, 32:24, 33:2, 33:14, 34:8, 34:11, 34:13, 53:17, 57:5, 65:3, 65:6 members [5] - 2:13, 16:21, 25:11, 41:17, 53:16 memo [4] - 4:1, 4:3, 4:4, 4:18 memory [1] - 6:5 mention [3] - 16:20, 28:10, 65:15 mentioned [1] - 40:3 Metropolitan [10] - 18:5, 18:11, 19:20, 19:24, 20:12, 20:24, 21:3, 21:7, 23:16, 27:15 might [6] - 3:1, 3:2, 8:4, 28:20, 30:3, 63:15 millennials [1] - 38:10 million [6] - 10:1, 10:11, 10:13, 35:13, 35:15, 47:24 millions [1] - 51:15 mind [1] - 3:10 minimum [2] - 37:2, 51:21 minority [5] - 54:20, 55:24, 56:1, 56:12, 56:16 minute [1] - 59:14 minutes [4] - 2:6, 3:14, 55:21, 59:7 miss [1] - 12:20 model [1] - 38:18 modifications [1] - 6:4 modified [1] - 28:8 moment [1] - 41:3 money [5] - 10:14, 13:3, 13:24, 14:4, 64:17 moneys [1] - 16:4 month [11] - 19:6, 29:11, 30:15, 40:13, 40:24, 45:6, 45:8, 45:14, 45:20, 46:2, 49:24 monthly [1] - 45:4 months [8] - 26:4, 26:7, 28:25, 30:25, 31:12, 31:15, 31:16, 32:11</p>	<p>MOODY [10] - 1:15, 17:11, 21:14, 25:17, 34:1, 41:20, 62:18, 63:2, 63:6, 63:9 Moody [1] - 17:10 moody [5] - 25:16, 33:25, 41:19, 62:17, 62:23 most [2] - 12:18, 19:1 mostly [1] - 59:14 motion [22] - 8:7, 8:10, 15:23, 16:1, 16:6, 17:5, 17:11, 17:13, 17:23, 21:11, 21:13, 29:5, 29:10, 29:14, 29:17, 31:9, 33:4, 33:6, 33:8, 39:15, 57:4, 60:23 MOTT [1] - 1:22 Mousa [1] - 19:9 move [10] - 18:3, 24:19, 29:14, 33:7, 39:9, 39:16, 39:18, 48:12, 64:13, 64:17 moved [2] - 21:14, 60:25 moving [1] - 52:19 MPS [1] - 10:25 MR [91] - 2:25, 3:6, 3:16, 5:25, 6:7, 7:6, 7:17, 8:9, 8:14, 8:17, 9:1, 10:23, 11:4, 11:8, 11:9, 11:18, 12:8, 12:11, 12:16, 13:8, 14:15, 14:20, 15:2, 15:7, 15:17, 18:2, 22:2, 22:14, 23:18, 23:22, 24:1, 24:4, 24:17, 24:22, 25:1, 25:18, 25:24, 27:12, 29:8, 31:5, 31:7, 34:16, 40:6, 40:14, 40:21, 40:25, 41:7, 41:10, 41:13, 42:4, 42:11, 42:16, 42:18, 43:17, 43:25, 44:3, 44:7, 44:11, 44:25, 46:15, 47:21, 47:25, 48:5, 50:1, 52:1, 52:3, 52:23, 53:7, 53:12, 53:23, 55:23, 57:8, 59:12, 61:8, 62:2, 62:5, 62:16, 62:22, 63:3, 63:7, 63:10, 63:23, 64:2, 64:8, 64:20, 64:24, 65:11, 65:14, 66:10, 66:13, 66:18 multifamily [3] - 34:22, 35:12, 36:20</p>
--	--	---	---	---

must [2] - 4:17, 58:23	55:6, 55:25, 57:24 numbers [3] - 4:10, 47:11, 51:7 nurses [1] - 37:20	outline [2] - 4:19, 27:8 outlined [1] - 21:25 outside [1] - 38:3 outstanding [2] - 14:25, 15:15 overbudget [2] - 12:18, 13:4 overruns [1] - 64:5 own [2] - 22:22, 23:19 owned [1] - 23:20 owner [1] - 54:2 owns [1] - 23:22	past [4] - 9:4, 26:4, 30:16, 49:17 pattern [1] - 26:10 pay [9] - 6:18, 6:22, 10:7, 10:12, 14:5, 15:10, 22:22, 23:3 paying [3] - 22:6, 45:15, 45:19 payment [6] - 5:7, 5:9, 6:20, 9:18, 10:4, 14:24 payments [5] - 9:16, 11:9, 11:10, 12:15, 13:12 penalties [1] - 20:2 people [8] - 37:2, 38:4, 38:23, 46:4, 49:13, 55:9, 55:10, 56:19 per [11] - 40:1, 40:11, 40:12, 40:13, 40:14, 40:16, 40:24, 49:23, 57:17, 60:8 percent [26] - 35:17, 35:22, 36:1, 38:20, 38:22, 38:23, 43:1, 43:6, 43:16, 43:24, 43:25, 44:19, 45:5, 46:10, 46:14, 46:15, 46:17, 46:22, 47:2, 47:6, 47:7, 47:8, 48:9, 49:14, 55:6 percentage [3] - 43:2, 44:16, 53:5 perceptions [1] - 60:10 performed [1] - 58:23 permission [2] - 21:1, 21:8 phase [4] - 63:4, 63:5, 63:16, 64:6 Phase [27] - 20:17, 26:19, 26:20, 26:24, 27:25, 28:1, 28:2, 57:12, 57:15, 58:18, 59:2, 59:3, 59:8, 59:9, 59:18, 61:6, 61:8, 61:10, 61:15, 61:16, 61:25, 62:25, 63:1, 63:20 phases [1] - 58:12 phone [1] - 2:9 phrase [1] - 28:15 pick [2] - 9:7, 42:13 piece [3] - 27:15, 27:16, 56:16 Place [1] - 5:7 place [5] - 6:12, 7:12, 54:18, 56:7, 58:20 Places [1] - 59:16	plan [4] - 20:3, 54:6, 57:23, 66:10 planning [2] - 57:19, 57:21 plans [3] - 61:6, 66:7, 66:14 plate [2] - 20:7, 20:10 pleased [1] - 60:17 Pledge [2] - 2:10, 2:11 plenty [1] - 60:20 plethora [1] - 36:9 plus [2] - 11:15, 59:22 podium [3] - 22:8, 41:6, 59:11 point [9] - 5:23, 8:3, 26:1, 37:8, 37:15, 38:9, 38:13, 44:13, 61:23 points [1] - 45:22 poke [1] - 49:4 policemen [1] - 37:23 policy [3] - 47:4, 47:9, 52:13 position [1] - 19:15 possession [1] - 24:20 posted [1] - 12:1 posting [2] - 5:8, 9:17 posture [1] - 29:9 potential [1] - 26:23 potentially [2] - 20:22, 20:23 practice [1] - 2:22 prefer [1] - 8:7 preparation [1] - 43:4 prepared [2] - 32:6, 42:6 presence [1] - 56:12 Present [1] - 47:20 present [1] - 66:9 PRESENT [2] - 1:12, 1:18 presentation [1] - 17:19 presentations [1] - 16:2 pretty [2] - 29:18, 37:2 previously [2] - 5:3, 6:3 price [4] - 37:15, 38:9, 38:13, 45:22 primarily [1] - 55:18 principal [1] - 13:11 principals [1] - 19:7 priority [1] - 56:1 private [5] - 30:2, 35:20, 55:4, 55:12, 55:14 private-sector [1] -
N	O	P		
name [3] - 2:20, 54:11, 54:13 nature [3] - 7:24, 19:25, 20:3 necessary [3] - 8:11, 18:19, 31:17 need [11] - 7:4, 15:25, 22:12, 26:2, 31:9, 33:4, 35:21, 44:5, 56:3, 56:8, 56:10 needed [6] - 19:14, 19:22, 19:23, 20:3, 26:25, 53:5 needs [3] - 27:20, 30:16, 46:25 negotiate [3] - 22:24, 34:20, 47:1 negotiated [1] - 47:12 negotiation [1] - 55:16 negotiations [1] - 19:5 neighborhood [1] - 50:23 Net [1] - 47:19 net [1] - 11:17 never [1] - 28:13 new [4] - 16:21, 37:23, 37:24, 61:18 newest [1] - 42:4 next [5] - 11:4, 15:6, 15:9, 63:5, 63:16 nine [1] - 16:25 none [8] - 8:24, 17:23, 34:1, 34:9, 34:14, 35:25, 53:18, 65:4 norm [1] - 50:13 normally [1] - 6:7 North [1] - 1:7 north [1] - 23:7 Northbank [2] - 14:8, 15:12 Northwest [2] - 13:17, 13:18 Notary [1] - 1:9 note [4] - 10:9, 10:12, 49:13, 61:10 noted [1] - 25:19 notes [1] - 67:11 nothing [1] - 17:8 notice [2] - 9:23, 19:2 noticed [1] - 25:3 Number [1] - 18:13 number [16] - 10:13, 11:15, 12:2, 15:16, 19:19, 19:23, 24:4, 27:20, 31:25, 32:8, 38:4, 43:2, 44:20,	obligation [1] - 25:20 observe [1] - 65:9 obtain [1] - 18:14 obtainable [1] - 46:4 obviously [3] - 42:4, 50:24, 61:14 occasions [1] - 20:20 October [2] - 11:24, 37:9 OF [4] - 1:1, 67:1, 67:3, 67:4 offending [1] - 29:3 Office [6] - 1:21, 1:21, 18:17, 19:11, 22:14, 24:12 officer [5] - 18:8, 19:9, 19:10, 34:20, 57:14 Officer [1] - 1:19 oftentimes [1] - 48:7 old [2] - 28:4, 54:23 Oliver [4] - 53:19, 54:11, 54:14, 57:2 OLIVER [2] - 1:13, 55:23 once [3] - 10:16, 12:1, 42:13 One [1] - 38:5 one [37] - 2:9, 4:25, 5:23, 8:6, 8:7, 8:10, 10:19, 11:21, 11:23, 12:13, 14:18, 19:19, 20:9, 27:21, 28:1, 29:6, 30:23, 31:25, 37:6, 37:7, 40:25, 45:9, 49:22, 50:13, 50:19, 51:5, 51:8, 52:24, 54:18, 55:25, 58:2, 58:6, 59:5, 63:10, 63:17, 64:3, 65:14 open [1] - 66:20 opportunity [4] - 3:4, 55:13, 59:25, 60:18 opposed [4] - 17:25, 34:12, 34:14, 57:6 Order [1] - 29:3 order [6] - 2:4, 3:2, 3:9, 9:9, 15:11, 19:14 original [1] - 32:12 ought [2] - 25:22, 52:18 ourselves [1] - 19:15	p.m [3] - 1:7, 2:1, 66:23 package [2] - 3:18, 4:8 packages [1] - 51:11 packaging [1] - 51:16 PADGETT [15] - 1:16, 17:14, 21:21, 32:16, 33:7, 33:19, 39:17, 39:21, 48:23, 49:7, 49:9, 49:12, 50:6, 50:10, 62:8 Padgett [6] - 21:20, 33:18, 36:8, 49:4, 50:3, 62:7 paid [2] - 15:2, 15:5 Parcel [1] - 18:13 park [1] - 65:22 Park [10] - 18:5, 18:11, 19:20, 19:25, 20:12, 20:24, 21:3, 21:7, 23:16, 27:15 Parking [1] - 7:18 PAROLA [1] - 1:20 part [5] - 24:1, 51:2, 54:23, 55:17, 58:3 participation [2] - 55:6, 55:24 particular [31] - 5:4, 7:12, 8:1, 9:9, 14:17, 19:2, 19:13, 20:4, 20:6, 24:8, 24:10, 35:12, 35:18, 36:2, 37:5, 37:15, 38:8, 38:14, 38:24, 39:4, 39:6, 39:7, 39:11, 40:15, 41:1, 42:10, 46:1, 46:5, 46:25, 58:9, 59:4 particularly [1] - 19:20 partner [3] - 46:16, 46:19, 47:2 partners [2] - 39:3, 63:14 partnership [1] - 55:2 passed [1] - 4:1		

<p>55:14 problem [1] - 11:21 proceed [6] - 2:15, 3:3, 3:12, 3:14, 8:25, 57:15 Proceedings [1] - 1:6 proceedings [3] - 7:2, 66:22, 67:9 proceeds [1] - 59:13 process [6] - 6:9, 18:22, 55:16, 57:20, 57:21, 58:22 product [4] - 25:22, 37:16, 37:18, 39:2 Professional [4] - 4:23, 5:2, 67:7, 67:18 professional [1] - 47:10 Program [2] - 57:13, 58:7 program [5] - 54:17, 58:9, 58:10, 59:20, 62:23 programmed [3] - 5:14, 7:5, 13:20 project [26] - 35:3, 35:11, 35:13, 35:18, 35:21, 36:3, 36:9, 36:10, 38:8, 39:7, 40:15, 40:16, 44:21, 45:23, 46:1, 47:9, 50:17, 52:10, 55:4, 56:6, 58:7, 59:18, 59:23, 60:12, 65:21 Project [2] - 7:11, 7:20 projects [12] - 7:23, 37:4, 37:5, 54:21, 55:25, 58:5, 59:5, 60:4, 60:9, 64:19, 64:21, 65:17 property [8] - 18:10, 18:25, 23:20, 23:22, 23:25, 26:22, 50:17, 54:3 Property [1] - 18:12 Proposed [2] - 5:18, 16:7 proposed [2] - 6:8, 11:5 prove [1] - 55:13 provide [6] - 29:24, 35:20, 44:13, 47:3, 51:12, 52:5 provided [3] - 20:20, 51:22, 52:15 providing [2] - 36:20, 39:1 public [13] - 15:25, 17:20, 19:16, 30:4,</p>	<p>32:22, 34:6, 37:1, 52:12, 53:15, 55:17, 57:23, 60:12, 65:1 Public [5] - 1:9, 18:16, 20:19, 23:5, 59:16 purposes [3] - 18:20, 21:12, 39:14 pursuant [1] - 3:24 purview [1] - 65:19 push [3] - 26:4, 46:13, 46:19 push-back [2] - 46:13, 46:19 pushing [1] - 46:18 put [4] - 14:3, 21:12, 37:3, 55:15 putting [3] - 8:1, 20:14, 57:25</p>	<p>63:13, 63:20, 66:2 reap [1] - 47:23 reason [5] - 9:2, 25:21, 50:22, 51:6, 60:1 reasonable [1] - 30:5 recapture [1] - 34:22 receive [4] - 30:19, 30:20, 30:23, 32:5 received [3] - 18:23, 19:24, 24:4 receiving [1] - 35:19 recipient [1] - 13:3 Recitation [1] - 2:11 recognize [2] - 4:9, 27:3 recognized [1] - 26:21 recommend [2] - 7:11, 28:14 recommendation [4] - 7:8, 13:25, 14:3, 31:10 recommended [1] - 16:3 record [2] - 22:11, 67:10 REDEVELOPMENT [1] - 1:2 Redevelopment [3] - 1:19, 1:20, 3:8 redraft [1] - 30:12 reduction [1] - 4:23 referenced [1] - 14:19 reflect [4] - 4:22, 9:14, 13:11, 13:14 reflected [3] - 5:8, 5:12, 5:16 reflecting [1] - 9:17 reflects [1] - 66:2 refresh [1] - 27:21 regard [2] - 42:1, 52:19 regarding [1] - 23:25 regards [1] - 57:25 reimburse [2] - 22:24, 25:21 relates [1] - 23:16 Remaining [1] - 5:17 remaining [5] - 5:14, 7:4, 9:5, 13:20, 13:22 remediate [1] - 22:20 remember [3] - 15:14, 29:22, 55:8 rent [7] - 45:1, 45:4, 45:11, 45:15, 45:18, 45:25, 49:23 rental [5] - 42:23, 44:17, 44:20, 46:11 renting [1] - 45:9</p>	<p>rents [2] - 40:12, 40:24 Repayment [1] - 13:10 repeat [1] - 30:23 report [1] - 67:9 reporter [1] - 22:13 REPORTER [1] - 67:1 Reporter [2] - 67:8, 67:18 reports [6] - 27:13, 30:14, 30:19, 30:20, 30:24, 32:6 represents [1] - 11:20 reprogram [2] - 6:22, 13:24 reputation [1] - 59:13 request [1] - 52:24 requests [1] - 52:19 require [1] - 25:4 required [3] - 25:4, 27:2, 51:17 requirement [2] - 24:24, 44:19 research [2] - 19:22, 24:10 Reserve [1] - 14:2 residential [3] - 35:12, 50:21, 56:15 resolution [24] - 3:15, 3:21, 18:6, 18:20, 25:6, 25:13, 28:8, 28:11, 28:22, 29:4, 29:6, 29:10, 29:15, 29:19, 33:5, 33:12, 34:7, 34:18, 40:4, 42:17, 44:6, 52:25, 57:10, 65:5 Resolution [6] - 3:19, 3:20, 18:4, 34:17, 39:19, 57:9 respond [1] - 22:3 respondent [1] - 19:2 respondents [1] - 18:23 response [14] - 5:22, 8:23, 10:20, 15:20, 17:21, 18:1, 32:21, 32:24, 33:14, 34:8, 34:13, 42:25, 53:17, 65:3 responsible [1] - 22:6 responsive [1] - 19:1 Restated [1] - 3:23 restaurant [2] - 35:7, 35:9 restrictions [1] - 24:9 result [3] - 5:13, 9:19, 13:19 results [4] - 24:15, 24:21, 29:23, 60:18</p>	<p>retail [1] - 51:10 return [2] - 49:14, 52:6 REV [14] - 9:17, 10:3, 12:14, 13:3, 35:14, 35:16, 35:19, 35:23, 35:25, 38:25, 39:4, 39:6, 39:11, 51:20 revenue [9] - 5:7, 5:9, 6:24, 9:4, 9:7, 10:1, 14:7, 15:11, 48:1 Revenue [3] - 9:15, 9:24, 13:10 revenues [1] - 10:10 Revised [3] - 3:23, 5:18, 16:7 revised [1] - 29:6 revision [2] - 28:21, 52:24 revisions [1] - 4:17 RI [1] - 52:7 rights [5] - 42:8, 42:9, 42:12, 42:17, 49:6 rise [1] - 53:4 risk [2] - 18:14, 18:15 river [1] - 61:21 riverfront [3] - 7:22, 49:6, 50:14 Riverside [1] - 9:16 Robert's [1] - 29:3 RON [1] - 1:15 room [2] - 40:11, 40:12 Room [1] - 1:8 roughly [6] - 35:15, 45:5, 45:8, 45:13, 45:19, 55:5 rule [1] - 52:17 Rules [1] - 29:3 running [1] - 2:5</p>		
Q		<p>quarter [1] - 39:8 questions [33] - 5:20, 8:20, 10:18, 10:22, 12:11, 14:10, 15:19, 16:13, 17:12, 17:14, 17:16, 21:18, 21:22, 23:15, 25:17, 33:16, 39:23, 40:19, 41:12, 41:20, 47:17, 50:23, 52:15, 53:14, 54:4, 54:7, 54:10, 59:15, 60:21, 62:9, 62:11, 63:25, 65:2 quibble [1] - 44:3 quick [1] - 14:12 quite [1] - 7:15 quorum [1] - 2:14</p>		R		
<p>property [8] - 18:10, 18:25, 23:20, 23:22, 23:25, 26:22, 50:17, 54:3 Property [1] - 18:12 Proposed [2] - 5:18, 16:7 proposed [2] - 6:8, 11:5 prove [1] - 55:13 provide [6] - 29:24, 35:20, 44:13, 47:3, 51:12, 52:5 provided [3] - 20:20, 51:22, 52:15 providing [2] - 36:20, 39:1 public [13] - 15:25, 17:20, 19:16, 30:4,</p>		<p>racks [1] - 61:24 range [9] - 37:3, 38:12, 44:9, 44:14, 45:17, 46:2, 46:5, 46:12, 50:12 rate [6] - 34:21, 44:17, 44:18, 44:20, 48:9, 52:6 reading [1] - 52:13 reads [1] - 3:19 ready [3] - 33:23, 33:24, 34:3 real [6] - 18:10, 41:20, 55:24, 60:2, 61:17, 61:23 realistic [1] - 30:5 really [11] - 8:9, 22:21, 56:22, 59:24, 60:9, 60:17, 61:11, 61:13,</p>	<p>regard [2] - 42:1, 52:19 regarding [1] - 23:25 regards [1] - 57:25 reimburse [2] - 22:24, 25:21 relates [1] - 23:16 Remaining [1] - 5:17 remaining [5] - 5:14, 7:4, 9:5, 13:20, 13:22 remediate [1] - 22:20 remember [3] - 15:14, 29:22, 55:8 rent [7] - 45:1, 45:4, 45:11, 45:15, 45:18, 45:25, 49:23 rental [5] - 42:23, 44:17, 44:20, 46:11 renting [1] - 45:9</p>		<p>respond [1] - 22:3 respondent [1] - 19:2 respondents [1] - 18:23 response [14] - 5:22, 8:23, 10:20, 15:20, 17:21, 18:1, 32:21, 32:24, 33:14, 34:8, 34:13, 42:25, 53:17, 65:3 responsible [1] - 22:6 responsive [1] - 19:1 Restated [1] - 3:23 restaurant [2] - 35:7, 35:9 restrictions [1] - 24:9 result [3] - 5:13, 9:19, 13:19 results [4] - 24:15, 24:21, 29:23, 60:18</p>	S
					<p>sacrifice [1] - 47:5 sake [1] - 26:4 salary [2] - 45:3, 45:10 sampling [2] - 27:1, 27:14 San [2] - 5:7, 50:24 Sardinas [1] - 54:2 sat [1] - 56:24 satisfied [1] - 53:10 savings [1] - 10:5 SAWYER [8] - 1:21, 8:9, 25:24, 29:8, 31:5, 31:7, 52:23, 53:12 Sawyer [11] - 8:4, 25:23, 28:9, 29:2, 30:11, 31:22, 32:4, 32:9, 52:22, 53:11</p>	

<p>Sawyer's [1] - 28:21 schedule [2] - 7:16, 11:16 school [2] - 38:11, 56:4 scrivener's [1] - 3:18 seat [2] - 54:20, 56:19 second [16] - 15:24, 16:9, 21:11, 21:15, 21:16, 28:22, 32:15, 32:16, 33:10, 33:11, 39:15, 39:20, 39:21, 40:25, 60:23, 61:1 Second [1] - 39:17 Section [6] - 3:24, 28:10, 28:15, 28:23, 32:3, 32:8 section [1] - 55:18 sector [4] - 30:2, 30:4, 55:12, 55:14 Sedghi [1] - 59:21 Sedghi-Khoi [1] - 59:21 see [15] - 4:24, 8:20, 10:2, 10:6, 15:4, 28:8, 40:19, 50:11, 54:19, 55:5, 56:16, 56:23, 58:12, 58:14, 58:20 seeing [4] - 12:14, 17:22, 56:1, 65:23 seeking [4] - 18:24, 20:25, 21:8, 35:14 seem [1] - 53:3 sense [2] - 50:21, 63:9 sent [1] - 27:4 separate [2] - 12:3, 53:10 separately [1] - 8:6 September [5] - 4:12, 4:16, 6:13, 37:8, 67:15 serve [1] - 41:22 Services [2] - 4:23, 5:3 set [3] - 19:18, 22:4, 22:21 seventy [1] - 41:10 several [1] - 60:8 shipyard [1] - 56:15 Shipyards [1] - 21:5 shipyards [1] - 56:7 shoot [1] - 61:10 shore [1] - 14:6 short [1] - 58:5 short-term [1] - 58:5 shortfall [1] - 15:13 shortfalls [2] - 9:7, 14:7 show [2] - 10:10,</p>	<p>10:16 shuffle [1] - 64:9 shufflings [1] - 64:12 shy [1] - 58:8 Side [1] - 4:21 side [3] - 9:8, 19:18, 39:10 sidebar [1] - 51:8 signal [2] - 61:24, 64:15 simpler [1] - 29:2 sit [2] - 19:4, 56:10 sit-down [1] - 56:10 site [11] - 18:8, 20:13, 28:12, 28:17, 31:3, 31:4, 32:1, 36:6, 36:13, 36:17, 51:1 six [13] - 13:1, 26:4, 26:7, 28:24, 29:11, 30:15, 30:24, 30:25, 31:12, 31:15, 31:16, 32:11 six-month [2] - 29:11, 30:15 size [1] - 49:25 skinnying [1] - 49:18 Skyway [1] - 60:6 slightly [2] - 16:24, 28:8 small [1] - 51:12 smaller [2] - 36:13, 50:4 smarter [1] - 60:20 solicitation [1] - 19:3 someone [2] - 45:2, 45:7 sometimes [3] - 6:24, 36:24, 60:7 somewhere [2] - 39:8, 46:1 sorry [4] - 5:1, 11:6, 31:2, 57:20 sort [3] - 60:10, 63:12, 66:1 sound [1] - 64:18 sounded [1] - 30:22 South [2] - 4:21, 7:22 south [1] - 35:6 Southbank [2] - 35:6, 38:6 speaker's [2] - 53:25, 54:5 speaking [2] - 14:16, 55:18 special [1] - 66:6 specific [2] - 54:6, 61:13 spend [2] - 7:25, 62:20 spending [3] - 45:7,</p>	<p>45:13, 45:18 spent [2] - 23:4, 62:19 sponsorship [1] - 63:15 spot [2] - 30:7, 46:3 spur [1] - 41:23 square [2] - 45:23, 50:1 staff [3] - 38:16, 51:9, 57:25 standpoint [8] - 20:11, 36:7, 36:23, 38:16, 42:8, 45:9, 45:18, 45:21 start [13] - 4:20, 16:12, 21:2, 22:20, 26:9, 27:24, 27:25, 38:9, 56:9, 56:10, 61:4, 65:19 started [6] - 39:7, 47:14, 49:1, 57:20, 59:3 starting [1] - 28:3 starts [1] - 26:10 STATE [1] - 67:3 state [4] - 15:7, 22:7, 54:11 State [2] - 1:10, 24:6 states [1] - 28:11 Statutes [1] - 3:24 steakhouse [1] - 61:19 stenographic [1] - 67:11 stenographically [1] - 67:9 Steve [3] - 40:25, 41:7, 53:24 still [5] - 44:8, 44:13, 45:13, 46:6, 47:23 stimulating [1] - 6:5 stood [1] - 61:22 stop [1] - 44:23 storefronts [1] - 56:17 straight [1] - 61:21 Street [8] - 1:8, 22:15, 34:25, 35:10, 53:1, 60:6, 65:18, 65:25 street [2] - 35:8, 61:20 Streetscape [1] - 57:12 stronger [2] - 56:11, 56:12 stuck [1] - 22:19 study [1] - 27:25 stuff [1] - 27:16 style [1] - 50:4 sub [1] - 11:14 sub-account [1] - 11:14</p>	<p>Subfund [4] - 4:21, 8:18, 9:3, 10:16 subject [3] - 29:4, 47:13, 48:8 submit [1] - 58:18 submitted [1] - 4:7 subs [1] - 36:12 suburbs [1] - 36:9 success [1] - 59:2 suggest [1] - 28:20 Suite [1] - 41:8 summarize [1] - 31:19 summary [2] - 25:3, 25:13 summit [1] - 56:4 sun [1] - 41:3 support [6] - 17:4, 17:11, 17:13, 17:15, 39:10, 50:16 supportive [2] - 52:9, 52:10 suppose [1] - 16:23 survey [1] - 19:19 sweet [1] - 46:3 symposium [1] - 60:14 system [1] - 54:23</p>	<p>38:15, 55:13 therefore [2] - 9:5, 10:5 they've [1] - 66:13 thick [1] - 51:11 thinking [1] - 11:1 third [3] - 30:17, 31:1, 31:7 thirds [1] - 7:16 thousand [1] - 50:11 three [12] - 4:15, 7:25, 16:2, 16:8, 18:23, 30:13, 30:22, 32:8, 55:21, 58:11, 59:7, 59:14 throughout [4] - 38:24, 58:15, 58:16, 58:19 thumb [1] - 52:18 TID [5] - 4:21, 4:22, 10:14, 13:17, 13:18 Tidbits [1] - 35:7 tied [1] - 12:15 TIFs [2] - 8:6, 16:8 tired [1] - 56:1 title [2] - 19:22, 52:25 to-do [1] - 19:17 today [8] - 3:3, 7:5, 14:13, 16:21, 17:2, 42:6, 43:8, 59:21 today's [1] - 43:4 together [2] - 56:25, 58:1 Tom [1] - 5:10 TOM [1] - 1:19 ton [1] - 51:12 took [2] - 15:4, 64:16 top [2] - 10:9, 11:15 total [3] - 13:18, 35:15, 62:23 totality [2] - 14:7, 64:22 towards [3] - 14:5, 45:11, 45:15 traffic [1] - 64:15 transcript [1] - 67:10 transfer [10] - 9:6, 9:11, 9:13, 11:17, 11:22, 11:23, 12:3, 13:13, 13:16, 13:18 transferred [2] - 9:20, 11:25 transferring [2] - 10:15, 11:13 Transfers [2] - 7:9, 14:1 tremendous [1] - 65:17 Tropia [3] - 1:9, 67:7, 67:18</p>
T				
			<p>table [3] - 54:20, 56:20, 56:24 target [2] - 36:21, 37:19 tasks [1] - 19:14 tax [2] - 4:15, 54:15 taxable [1] - 48:1 taxes [2] - 48:2, 55:10 taxpayer [2] - 55:3, 55:9 teachers [1] - 37:21 team [1] - 39:5 technical [1] - 52:24 template [2] - 51:20, 52:19 tends [2] - 37:3, 37:15 term [1] - 58:5 terminate [2] - 22:4, 23:3 termination [1] - 25:21 terms [10] - 4:5, 8:21, 11:2, 16:3, 20:1, 36:21, 37:12, 38:18, 46:19, 63:14 testing [3] - 21:3, 21:4, 29:23 tests [1] - 24:15 THE [1] - 63:24 themselves [3] - 20:4,</p>	

<p>true [3] - 4:14, 12:3, 67:10 true-up [1] - 12:3 try [7] - 12:16, 12:17, 13:4, 38:17, 44:13, 47:6, 61:9 trying [2] - 27:11, 42:5 turned [2] - 53:25, 54:5 turns [1] - 6:20 two [4] - 7:16, 20:19, 37:5, 38:2 two-thirds [1] - 7:16 type [6] - 27:1, 27:22, 37:14, 37:17, 55:7, 56:6</p>	<p>V</p>	<p>walkway [1] - 61:18 Wallace [23] - 2:24, 8:7, 8:22, 8:25, 12:10, 13:7, 14:19, 16:3, 17:18, 27:3, 30:15, 30:24, 34:15, 39:13, 40:3, 43:5, 43:8, 44:24, 48:7, 52:2, 55:21, 57:7, 66:4 WALLACE [55] - 1:19, 2:25, 3:6, 3:16, 5:25, 6:7, 7:6, 7:17, 8:14, 8:17, 9:1, 10:23, 11:4, 11:9, 12:11, 13:8, 15:7, 15:17, 18:2, 22:2, 23:18, 23:22, 24:1, 24:4, 24:17, 24:22, 25:1, 34:16, 40:6, 40:14, 40:21, 40:25, 41:10, 42:11, 42:16, 43:17, 43:25, 44:3, 44:7, 44:11, 44:25, 46:15, 47:21, 47:25, 48:5, 52:1, 52:3, 53:7, 57:8, 62:22, 63:3, 63:7, 66:10, 66:13, 66:18 warrant [1] - 51:4 watch [1] - 65:12 Water [1] - 65:18 waterfront [1] - 18:25 Waterfront [2] - 7:10, 7:19 website [1] - 27:17 Wednesday [1] - 1:6 week [4] - 4:8, 13:2, 60:7, 60:8 weekly [1] - 4:11 weigh [2] - 8:4, 25:10 Weinstein [1] - 19:11 welders [1] - 56:9 wells [1] - 20:15 West [6] - 9:6, 9:10, 10:15, 12:1, 12:4, 22:15 whatsoever [1] - 35:25 whereby [1] - 18:23 whole [2] - 27:25, 62:21 willing [1] - 46:10 win/win [1] - 56:18 wish [2] - 8:10, 44:15 wonderful [2] - 17:18, 61:6 workforce [3] - 37:10, 38:18, 43:21 Works [3] - 18:17,</p>	<p>20:19, 23:6 works [2] - 6:7, 22:11 world [2] - 30:2, 56:5 wrap [1] - 4:14 wrap-up [1] - 4:14 writing [2] - 28:24, 32:10</p>
<p>U</p>	<p>valorem [1] - 9:25 Value [1] - 47:20 value [2] - 34:22, 34:23 vendors [1] - 55:10 venture [1] - 55:11 vertical [1] - 51:1 VICE [121] - 2:3, 2:12, 2:23, 3:1, 3:11, 5:20, 5:23, 6:1, 7:3, 7:14, 8:3, 8:13, 8:16, 8:19, 8:24, 10:18, 10:21, 10:24, 11:12, 12:5, 12:9, 13:7, 14:9, 14:23, 15:14, 15:18, 15:21, 16:10, 16:19, 17:7, 17:10, 17:17, 17:22, 17:25, 21:10, 21:15, 21:17, 21:20, 21:23, 22:9, 23:8, 23:12, 25:16, 25:23, 26:15, 29:1, 29:16, 30:9, 30:21, 31:13, 31:21, 32:13, 32:17, 32:20, 32:22, 32:25, 33:3, 33:9, 33:11, 33:15, 33:18, 33:20, 33:22, 33:24, 34:2, 34:4, 34:6, 34:9, 34:12, 34:14, 39:12, 39:20, 39:22, 40:18, 41:2, 41:11, 41:14, 41:18, 42:2, 42:19, 43:13, 43:23, 44:22, 46:7, 47:16, 48:6, 48:12, 48:15, 48:21, 48:25, 49:3, 49:8, 49:10, 49:19, 51:24, 52:2, 52:22, 53:3, 53:8, 53:13, 53:18, 54:9, 55:20, 57:1, 57:6, 60:22, 61:2, 62:7, 62:10, 62:13, 62:17, 63:22, 63:24, 65:1, 65:4, 65:7, 65:13, 66:4, 66:12, 66:15, 66:19 Vice [1] - 1:13 view [1] - 61:20 vote [6] - 15:25, 29:5, 29:13, 33:23, 33:24, 34:3</p>	<p>Y</p>	
<p>under [10] - 5:2, 5:17, 7:9, 7:18, 13:4, 32:9, 42:17, 62:24, 64:8, 65:19 underbudgeted [1] - 12:22 undergraduates [1] - 38:11 understood [2] - 13:5, 43:10 unit [4] - 40:14, 40:16, 40:24, 49:25 units [13] - 35:11, 36:5, 36:16, 38:15, 38:22, 40:2, 40:4, 40:8, 40:11, 47:5, 47:13, 47:15 unless [4] - 27:7, 28:23, 54:6, 61:22 unspent [1] - 9:20 up [32] - 4:13, 4:14, 9:7, 10:10, 10:16, 11:15, 12:3, 14:6, 23:3, 26:6, 31:11, 32:9, 37:2, 37:25, 38:20, 40:2, 42:7, 42:12, 42:13, 43:22, 47:18, 49:16, 49:18, 49:22, 53:20, 53:24, 58:11, 62:3, 62:14, 64:1, 64:4, 66:9 upwards [1] - 37:11 Urban [2] - 57:12, 58:7 urban [3] - 36:17, 50:12, 58:16 utilities [3] - 45:6, 45:12, 45:16 utilizes [1] - 55:1</p>	<p>W</p>	<p>Year [5] - 3:23, 5:9, 5:17, 6:10, 16:7 year [23] - 4:10, 4:16, 4:17, 6:1, 6:13, 6:14, 9:18, 11:4, 11:7, 11:10, 11:21, 11:23, 14:20, 14:21, 15:3, 15:4, 15:6, 15:9, 18:22, 38:5, 64:11 years [4] - 7:25, 35:17, 38:25, 48:3 yield [4] - 35:22, 36:1, 46:22, 46:25 Young [1] - 7:18 yourself [4] - 2:17, 22:10, 41:5, 53:21</p>	