



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
Thursday, April 10th, 2025, at 10:00 AM

RE&PD AGENDA

MEMBERS:

Jill Caffey, Committee Chair
Micah Heavener
Sondra Fetner, Esq.

John Hirabayashi
Carrie Bailey

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. FORM 8B: VOTING CONFLICT DISCLOSURES
- IV. FEBRUARY 13th, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- V. RESOLUTION 2025-04-13: HTG UNSOLICITED PROPOSAL *(to be provided when available)*
- VI. RESOLUTUON 2025-04-14: APEX LEASE TERMINATION
- VII. DISCUSSION: SNYDER MEMORIAL DISPOSITION
- VIII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- IX. ADJOURN

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Webinar

<https://us02web.zoom.us/j/81447313912?pwd=8CGgXeO9lJepk9r9n9J2RWttE9Ps0B.1>



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
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Webinar ID: 814 4731 3912
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TAB IV.

**FEBRUARY 13th, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSITION
COMMITTEE MEETING MINUTES APPROVAL**



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, February 13th, 2025
10:00 AM

Retail Enhancement and Property Disposition Committee Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:
Jill Caffey, (Chair); Scott Wohlers; Micah Heavener; Sondra Fetner, John Hirabayashi; Patrick Krechowski, Esq., (Ex Officio)

DIA Board Members in Attendance: Cameron Hopper

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, Project Manager; Wade McArthur, Property Disposition Manager; Guy Parola, Director of Operations; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

Council Members Present: None

I. CALL TO ORDER

Jill Caffey called the Retail Enhancement and Property Disposition Committee Meeting to order at 10:01 a.m. and asked for introductions from the Board and Staff. She then welcomed Cameron Hooper to the Board and acknowledged Carrie Bailey in the audience, future board member.

II. PUBLIC COMMENTS

The following people made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

John Nooney	Adress	Resilient Jacksonville Plan, Pottsburg Creek, University of Florida
Ernest Smith	400 E. Bay Street	Historic LaVilla Area, Properties for Disposition
Rick Pariani	1534 Avondale Avenue	Resolution 2025-02-04 Gateway Disposition

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. DECEMBER 12TH, 2024, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL

Committee Chair Caffey called for a motion on the meeting minutes.

Motion: Committee Member Heavener moved to approve the meeting minutes.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Caffey called for a vote.

Vote: **Aye: 6** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 6-0-0

Committee Chair Caffey mentioned a change in the agenda and invited Mr. Kurt Dudas, Vice President of University of Florida, to address to the Board.

Mr. Dudas used a PowerPoint presentation to outline the University of Florida’s plans for a new campus development near the Prime Osborn Convention Center in Jacksonville. It included the following:

- Current Conditions
- Phase 1 Construction
- Initial Programming
- Future Phases
- Vision

Mike Weinstein, Chief of Staff, highlighted the mayor’s active role in selecting LaVilla, her support for site swaps, and the project’s broader impact. He added that she is well-informed and fully supportive, and that the August 2025 timeline aligns with the goal of swift progress.

Board Chair Krechowski thanked Mr. Weinstein for coming and explained why he felt it was important for him to speak to Bothe Board

V. RESOLUTION 2025-02-01 SITE A AND SITE B DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF APPROXIMATELY 2.36 ACRES OF CITY OWNED PROPERTY PARTIALLY IMPROVED BY A SURFACE PARKING LOT AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0020 (“SITE A”) AND APPROXIMATELY 1.22 ACRES OF UNIMPROVED PROPERTY AS DEPICTED ON EXHIBIT B ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS RE# 074836 0000, RE# 074837 0000, RE#074838 0000, RE# 074839 0000 AND RE# 074840 0000 (“SITE B”, AND TOGETHER WITH SITE A, THE “PROPERTY”); EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO

EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that this resolution covers parcels A and B, where UF will construct its first buildings. She continued that the combined appraisal value is \$5.09 million, and the deed restricts usage to higher education. UF must invest at least \$100 million, with reversion clauses ensuring development progress. The project integrates with future passenger rail plans, ensuring space for transit infrastructure. The selection of LaVilla was based on proximity to UF Health, downtown businesses, and transportation hubs. The city aims to finalize agreements by May, with Council approval by June, and a target move-in date of August 2025.

Committee Member Fetner asked for someone to speak on LaVilla's history and culture and how it will be integrated into the campus.

Committee Member Heavener mentioned the \$300 million investment and asked if there was going to be a match.

Committee Member Wohlers asked if our minimum of 60,000 sq. ft. should be raised to cover themselves.

Committee Member Hirabayashi asked how this project would impact mobility in the area.

Board Member Hooper asked if they as the municipality footing the bill for something that the entire state is going to benefit from.

Board Member Hooper asked if there was any talk about funding improvements to the Skyway.

Committee Member Fetner asked who would maintain the public rights-of-way and sidewalks.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Heavener moved to approve the resolution.

Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Caffey called for a motion on the amendment resolution.

Motion: Committee Member Hevener moved to amend the resolution with the language that was distributed.

Seconded: Committee Member Fetner seconded the motion.

Committee Chair Caffey opened the floor for discussion and there was none.

Motion: Committee Member Fetner moved to amend the resolution according to the floor amendment.

Seconded: Committee Member Heavener seconded the motion.

Committee Chair Caffey opened the floor for discussion.

Committee Member Heavener asked for a summary of what they were voting on. Committee Member Fetner responded that the Board was adding a whereas clause to strengthen the language

that the disposition is in furtherance of the Convention Center catalyst site, which is part of CRA Plan's development goals.

Committee Chair Caffey called for a vote on the resolution as 2nd amendment.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

Seeing no further discussion, Committee Chair Caffey called for individual votes on the resolution as twice amended.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

VI. RESOLUTION 2025-02-02 CONVENTION CENTER DISPOSITION OF OPTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 14.71 ACRES OF CITY-OWNED PROPERTY IMPROVED BY A SURFACE PARKING LOT AND CONVENTION CENTER EXHIBIT HALL CONSTRUCTED IN APPROXIMATELY 1987 AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “CONVENTION CENTER PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE HISTORICALLY DESIGNATED 1919 TRAIN STATION AND ASSOCIATED LAND CONSISTING OF APPROXIMATELY 2.13 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S SOUTHERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution maintains the same structure as the previous resolution, including two amendments regarding the convention center site. UF has an option agreement, with the property transfer occurring later upon exercise. The site is deed-restricted for higher education and passenger rail use, with immediate access for site investigation. She mentioned key timelines including design commencement within six months, permitting within 18 months, construction commencement within three years of property acquisition, and substantial completion within three

years of vertical construction start. She concluded that if UF does not proceed, the property reverts back, and that the agreement ensures they do not acquire the site and delay development.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Heavener moved to approve the resolution.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Caffey opened the floor for discussion.

Motion: Committee Member Fetner moved to amend the resolution according to the floor amendments.
Seconded: Committee Member Heavener seconded the motion.

Committee Chair Caffey called for a vote on the amendments to the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

Committee Chair Caffey called for a vote on the resolution as amended.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

VII. RESOLUTION 2025-02-03 TRAIN STATION DISPOSITION OF OPTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 2.13 ACRES OF CITY-OWNED PROPERTY IMPROVED BY AN HISTORICALLY DESIGNATED LANDMARK 1919 TRAIN STATION CURRENTLY USED IN CONJUNCTION WITH THE CONVENTION CENTER AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “TRAIN STATION PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE CONVENTION CENTER EXHIBITON HALL AND PARKING CONSISTING OF APPROXIMATELY 14.71 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S WESTERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE

COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution approves renovating the historic train station into a public food, beverage, and retail hub while preserving a train ticket booth for future passenger rail service. A minimum investment of \$5 million is required for the renovations. The performance schedule is strict to ensure that all necessary approvals and design plans are completed before taking the station offline. The project must be completed within two years of commencement, which must begin no later than six months after securing permits. Public accessibility, historic preservation, and accommodation for future rail services are essential requirements. The resolution also permits ancillary higher education uses within the space. Any other bidders must adhere to the same standards for restoration, public access, and historic compliance.

Committee Chair Caffey opened the floor for discussion.

Committee Member Hirabayashi asked if the \$5 million for capital improvements was realistic.

Committee Member Fetner mentioned the use limitations being for the secondary use and not the primary use and then asked how that would work.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Wohlers moved to amend the resolution.
Seconded: Committee Member Heavener seconded the motion.

Committee Chair Caffey called for an amendment to the resolution.

Motion: Committee Member Fetner moved to amend the term sheet to include the train station project in the use limitations section; to include the whereas clause mentioned in the previous resolutions and the streetscape maintenance update.
Seconded: Committee Member Wohlers seconded the motion.

Seeing no discussion, Committee Chair Caffey called for a vote on the amendments.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

Committee Chair Caffey called for an individual vote on the amended resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

VIII. RESOLUTION 2025-02-05 801 WEST BAY DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF APPROXIMATELY 2.85 ACRES CURRENTLY OWNED BY 801 BAY ST LLC AND IMPROVED WITH A SURFACE PARKING LOT AND APPROXIMATELY 39,000 SQUARE FOOT OFFICE BUILDING AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0010 AND DEPICTED ON EXHIBIT A (THE “801 W BAY PARCEL”) CONTINGENT UPON ACQUISITION THEREOF BY THE CITY, WHICH PROPERTY WOULD UPON ACQUISITION FOR REDEVELOPMENT BECOME PROPERTY OF THE NORTHBANK COMMUNITY REDEVELOPMENT AGENCY; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE 801 W BAY PARCEL IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT B, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT C; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution established the disposition of the Gateway Building to the University of Florida, contingent on its acquisition. The discussion on acquisition would take place separately, but the disposition terms aligned with prior agreements. UF preferred ownership rather than an interim lease, requiring acquisition on a July-August timeline. The property was required to host two academic programs with at least 50 students by 2027, with a performance deadline by the end of 2026. Renovations were planned, though no specific capital requirement was set. The site was also expected to include additional buildings beyond the Gateway building itself.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Heavener moved to approve the resolution.
Seconded: Committee Member Hirabayashi seconded the motion.

Committee Chair Caffey opened the floor for discussion or move to amend the resolution.

Motion: Committee Member Fetner moved to amend the resolution with the whereas clause and the street maintenance update.
Seconded: Committee Member Heavener seconded the motion.

Committee Chair Caffey called for a vote on the amendment resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

Committee Chair Caffey opened the floor for discussion.

Committee Member Wohlers asked how much UF was planning to spend on the renovations.

Committee Member Fetner asked how many employees there would be along with the fifty students.

Board Member Hooper asked if UF looked at other options for space.

Committee Chair Caffey called for a vote on the amendment resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

Committee Chair Caffey called for a vote on the resolution as amended.

Vote: Aye: 6 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 6-0-0

IX. RESOLUTION 2025-02-04 GATEWAY DISPOSITIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ACQUIRE AN APPROXIMATELY 2.85 ACRE PARCEL WITH IMPROVEMENTS LOCATED AT 801 W BAY STREET IN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE WITHIN THE COMBINED DOWNTOWN NORTHBANK REDEVELOPMENT AREA AS FURTHER IDENTIFIED IN EXHIBIT A TO THIS RESOLUTION (“801 W BAY STREET”) USING CURRENTLY UNDEVELOPED CRA PROPERTY AS CONSIDERATION FOR SUCH ACQUISITION, AND AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.0 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED IN THE NORTHEAST CORNER OF RIVERFRONT PLAZA AS FURTHER IDENTIFIED IN EXHIBIT B ATTACHED HERETO (“RIVERFRONT PLAZA DEVELOPMENT PAD B”) AND INCLUDING AN OPTION TO ACQUIRE THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.7 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED ON THE EAST SIDE OF THE MAIN STREET BRIDGE IMPROVED BY A SURFACE PARKING LOT AS FURTHER IDENTIFIED IN EXHIBIT C TO THIS RESOLUTION (“EAST LANDING LOT”), EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE RIVERFRONT PLAZA DEVELOPMENT PAD B PROPERTY AND THE EAST LANDING LOT PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT D, AND ESTABLISHING THE TERMS FOR PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT E; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA (“CRA”) PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that Resolution 2025-02-04 lets DIA acquire 801 West Bay, offering Riverfront Plaza Pad B and East Landing Lot as options. These sites were once planned for development but shifted toward park space. The Board must now decide whether to keep Pad B commercial or preserve it as a park. Past bids for Pad B proposed a tower but stalled over public pushbacks and financial hurdles. With UF choosing LaVilla, the city pursued 801 West Bay, rejecting Gateway's swap due to valuation issues and exploring alternatives instead. Appraisals valued 801 West Bay at \$5.35M, while Gateway priced it up to \$9M. Pad B was estimated at \$3M, and East Landing Lot at \$1.5M–\$2.5M. Constraints include easements, height limits, and costly demolition. Gateway won't sell below \$7.5M, so the City seeks an exchange.

Bryan Moll, CEO of Gateway Jax, provided an update on Pearl Square explaining that it was expanding, adding nearly 1,000 units and key anchors like a high-end gym and full-service grocer. He added that the 801 West Bay land swap was strategic, being bought for \$4M, it's a valuable site with a renovated 38,000 sq. ft. office building. Riverfront Plaza would feature public retail, a 4-star hotel, and a lively park inspired by Tampa's Armature Works. The team is committed to community input and park activation. He continued that selling 801 West Bay is possible but depends on investor approval and price.

Committee Chair Caffey opened the floor for discussion.

Committee Caffey asked Mr. Moll to explain what their intent was when they bought 801 W Bay.

Committee Member Hirabayashi asked how the numbers would be penciled out when the deal would finally be put together.

Board Member Hooper mentioned that he was concerned about the financial liability.

Committee Member Fetner mentioned that she was concerned about calling it a land swap and that she had more concerns with the process.

Committee Member Wohlers mentioned getting lost in the numbers and that he felt the process was being rushed.

Committee Member Heavener mentioned that he would like to have an option C where they do the swap and if they can't figure things out, they buy the parcel back at a lesser price.

After much discussion, Committee Chair Caffey pointed out that a vote would not be made that day. CEO Boyer suggested making a motion to defer.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Hirabayashi moved to approve the resolution.
Seconded: Committee Member Wohlers seconded the motion.

Committee Chair Powers called for a vote to defer the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 5-0-0

Note: Committee Member Heavener had to leave and was not a part of this vote.

X. RESOLUTION 2025-02-08 FORMER LANDING ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE ACCESS AGREEMENT (“AGREEMENT”) WITH GATEWAY JAX ACQUISITIONS LLC OR AFFILIATED ENTITY THEREOF, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS FOR THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THOSE CERTAIN CITY OWNED REAL PROPERTIES IDENTIFIED BY REAL ESTATE NUMBERS 074445 0500, 074444 9000, 074444 9020 AND 074445 0000 TOGETHER WITH THAT AREA UNDER THE MAIN STREET BRIDGE EASTERN MOST RAMP AND PORTIONS OF RAL ESTATE NUMBERS 074445 07000 AND 074457 1100, COLLECTIVELY REFERRED TO HEREIN AS “THE PROPERTY” AND ILLUSTRATED BY EXIHIBT ‘A’; AUTHORIZING ITS CEO TO NEGOTIATE TERMS AND CONDITIONS PRIOR TO EXECUTION OF A SITE ACCESS AGREEMENT; INSTRUCTING ITS CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that this resolution accompanied Resolution 2025-02-04 and that it didn’t think it should be discussed but deferred to the Board meeting.

Committee Chair Caffey called for a motion to defer the resolution.

Motion: Committee Member Wohlers moved to defer the resolution to the Board meeting.

Seconded: Committee Member Hirabayashi seconded the motion.

Committee Chair Caffey called for a vote to defer the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

Note: Committee Member Fetner also had to leave. So, Members Heavener and Fetner were not a part of this vote.

XI. ADJOURNMENT

Seeing no further discussion, Committee Chair Powers adjourned the meeting at 1:06 pm.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB V.

RESOLUTION 2025-04-13: HTG UNSOLICITED PROPOSAL

(TO BE PROVIDED WHEN AVAILABLE)

SUPPLEMENTAL INFORMATION

RESOLUTION 2025-04-13: HTG UNSOLICITED PROPOSAL STAFF REPORT

(TO BE PROVIDED WHEN AVAILABLE)

TAB VI.

RESOLUTION 2025-04-14: APEX LEASE TERMINATION

RESOLUTION 2025-04-14

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO BUY OUT AND TERMINATE THE LEASEHOLD INTEREST OF ARLINGTON PRINTING AND STATIONERS, INC. AND APEX BUILDING OF JACKSONVILLE, LTD. (“APEX” OR “LESSEE”) IN ITS LEASE WITH THE CITY OF JACKSONVILLE AND DOWNTOWN INVESTMENT AUTHORITY (AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY) (“LESSOR”) ON APPROXIMATELY .75 ACRES OF PROPERTY WITHIN A LARGER CITY-OWNED PARCEL AT 200 N LEE STREET (AS MORE FULLY DEFINED IN EXHIBIT A TO THIS RESOLUTION) PROVIDING MARKETABLE TITLE TO THE FEE SIMPLE INTEREST IN THE PARCEL FOR FUTURE USE BY THE DIA CONSISTENT WITH GOALS ESTABLISHED IN THE DIA BID AND CRA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) is the Community Redevelopment Agency (“CRA”) for the Downtown Northbank Community Redevelopment Area pursuant to Ordinance 2012-0364, which further recognizes the DIA as successor in interest to the Jacksonville Economic Development Commission (“JEDC”), which in turn, JEDC is the successor by special act of the Florida legislature and law to the Jacksonville Downtown Development Authority (“JDDA”); and

WHEREAS, Sections 163.345 and 163.380 of the Florida Statutes charges the DIA, as CRA for the Northbank Community Redevelopment Area, with the responsibility to carry out and effectuate the purposes of the BID and CRA plan approved by the Jacksonville City Council and to manage City owned property in the public interest for uses in accordance with the community redevelopment plan giving consideration to the long-term benefits and to pursue the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

WHEREAS, Section 55.108(a)(20), Jacksonville Code of Ordinances authorizes the DIA to “...acquire and dispose of City owned Downtown property acquired for or intended to be used for community redevelopment purposes...” when acting in its capacity as the CRA for any community redevelopment area; and

WHEREAS, Section 55.115, Jacksonville Code of Ordinances provides that the DIA “...control the use, negotiate, lease, sell, dedicate, grant, or otherwise dispose of any of the City's Downtown assets and properties managed by the Authority, or any interest therein, including easements and licenses, with or without consideration.” when acting in its capacity as the CRA for any community redevelopment area; and

WHEREAS, a Lease Agreement for Redevelopment of Land (“Lease”) was entered into on July 28, 1997, between City of Jacksonville and the Jacksonville Downtown Development Authority (and therefor the Downtown Investment Authority as successor in interest) as “Lessor” and the commonly owned entities Arlington Printing and Stationers, Inc. and Apex Building of Jacksonville, Ltd. as “Lessee,” wherein the initial term of the Lease was for a period of thirty years and provides Lessee with the option to buy out the lease at the current market value or otherwise renew the lease for an additional 30 year term under the existing terms of \$0.20 per square foot with responsibility for property taxes, sales taxes on the lease, and maintenance of the Property; and

WHEREAS, Lessee is found currently to be in compliance with terms and conditions of the Lease, but the DIA determines that continuing the lease through the remainder of the term and potentially for another 30 years at the rate of \$0.20 per square foot, or \$6,563.80 plus sales tax annually, is not in the best long-term interest of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, after a long and storied history of operating in the printing business in LaVilla, the Ghelerter family seeks to cease operations, liquidate the business, and terminate the Lease; and

WHEREAS, Section 163.358 of the Florida Statute provides the DIA as CRA for the Downtown Northbank Community Redevelopment Area the “...power to approve the acquisition, demolition, removal, or disposal of property...” and the DIA finds it in the best interest of the CRA to terminate the lease to retain marketable title to the fee simple interest in the parcel for future uses consistent with goals established in the DIA BID and CRA plan; and

WHEREAS, the DIA, as Lessor, has negotiated to buy out the leased fee interest and terminate the lease with APEX, as Lessee, for the stipulated sum of \$950,000.00, where such amount represents the approximate fair value of the Lessee’s interest in the real property, using funds allocated for such purpose in the Downtown Northbank CRA Trust Fund consistent with terms and conditions found in Exhibit B to this Resolution 2025-04-14.

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. By approval of this Resolution, the DIA in its capacity as the CRA for the Downtown Northbank Community Redevelopment Area authorizes the payment of \$950,000.00 (NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS) from the Downtown Northbank CRA Trust Fund for the termination of the lease between the City of Jacksonville and the DIA as Lessor and Arlington Printing and Stationers, Inc. and Apex Building of Jacksonville, Ltd. as Lessee, subject to terms and conditions found in Exhibit B to this Resolution 2025-04-14.

Section 3. The CEO is authorized and instructed to take all necessary action to effectuate the purpose of this Resolution.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski, Esq., Chair

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

EXHIBIT A – THE PROPERTY

SKETCH TO SHOW EXISTING RECORD PARCELS OF:

A PORTION OF LOTS 1 AND 8, BLOCK 2; ALL OF BLOCK 3, TOGETHER WITH A PORTION OF LOTS 1, 2, AND 8, ALL OF LOTS 3, 4, 5 THRU 7 OF BLOCK 4; ALSO THE PORTIONS OF CLOSED STUART, AND JOHNSON STREETS (CLOSED BY ORDINANCE 95-512-437), ABUTTING SAID BLOCKS, ALL AS SHOWN ON LAMILLA DIVISION "E", AS RECORDED IN DEED BOOK "S", PAGE 746 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



GRAPHIC SCALE
 0' 15' 30'
 Scale in feet: 1"=30'

GENERAL NOTES
 1. THIS IS NOT A FIELD SKETCH.

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Exhibit B

TERM SHEET FOR TERMINATION OF LEASED FEE INTEREST BY AND AMONG

City of Jacksonville, Downtown Investment Authority as Lessor

and

Arlington Printing and Stationers, Inc. and Apex Building of Jacksonville, Ltd. as Lessee

- Consideration of \$950,000.00 (NINE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS) to be made by the City of Jacksonville, Downtown Investment Authority, as lessor, to effectuate termination of the leased fee interest of the Property as further detailed in Exhibit A to DIA Resolution 2025-04-14 to, and for the benefit of, Arlington Printing and Stationers, Inc. and Apex Building of Jacksonville, Ltd. as Lessee to include termination of all rights of Lessee under the lease entered into July 28, 1997, and amended three times, as recorded in Book 8783, Pages 182-275 of the Official Records of Duval County, Florida.
- Property shall be returned to City free and clear of any liens, mortgages, or any other encumbrances, recorded or unrecorded, and Lessee shall indemnify the City from and agree to reimburse the City for any and all costs or fees associated with the clearing of the title to the Property as may be necessary.
- Lessee shall be responsible for the removal of all environmentally sensitive chemicals or materials found on the Property prior to closing.
- Lessee shall be responsible for any environmental clean-up activities required as a result of contamination that occurred during the Lease term which commenced July 28, 1997, and shall indemnify City from any such responsibilities.
- Lessee shall be responsible for all lease obligations up to the date of closing on the agreement which conveys the leased fee interest to the DIA, including pro ration of property taxes, sales taxes, and continuing maintenance of the Property.

SUPPLEMENTAL INFORMATION

RESOLUTION 2025-04-14: APEX LEASE TERMINATION STAFF REPORT

(TO BE PROVIDED WHEN AVAILABLE)