Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, March 18th, 2026, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq. (Chair); Sondra Fetner, Esq.; Scott Wohlers; Micah Heavener; John Hirabayashi; Jill Caffey

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Colin Tarbert, CEO; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Scott Wilson, Capital Projects Manager; Peter Sherwill, Chief Public Parking Officer, Jose Regueiro, Finance Manager, and Ava Hill, Administrative Assistant

Office of General Counsel: Rebecca Lavie, Esq.

I. CALL TO ORDER

Board Chair Patrick Krechowski called the meeting to order at 2:00 p.m. and invited everyone to join him in reciting the Pledge of Allegiance. He then asked each attendee to introduce themselves.

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:

Nancy Powell	Thanked the board for sponsoring the Great City Symposium, announced her departure from the organization, and introduced the new Executive Director, Litza Dawkins.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

None.

B. FEBRUARY 18TH, 2026, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion on the meeting minutes as presented.

Motion: Board Member Fetner motioned to approve the meeting minutes.
Seconded: Board Member Wohlers seconded the motion.

Board Chair Krechowski called for a vote on the meeting minutes.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. RESOLUTION 2026-03-01 ONE RIVERSIDE RESTAURANT EXTENSION

Mr. Colin Tarbert, DIA CEO, explained that the resolution requested a six-month extension for the tenant to complete the restaurant space at One Riverside, part of a new apartment development in the Brooklyn area. He stated that the landlord had finished its improvements and turned the space over to the tenant, which now needed additional time to complete its build-out.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Fetner motioned to approve the resolution.
Seconded: Board Member Heavener seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2026-03-02 FROM BUTTER WITH LOVE REP GRANT

Mr. Allan DeVault, CRA Redevelopment Manager, presented the request from "From Butter With Love", a small bakery relocating after the closure of its previous kitchen location. He explained that the business planned to move into a small two-level space in the building that houses The Lark and other tenants. The build-out included plumbing, electrical work, shelving, equipment installation, and minor renovation. He described the bakery's offerings, staffing plans, and strong presence at the Murray Hill Farmers Market. He also reviewed the project budget, grant eligibility, and scoring.

Board Chair Krechowski opened the floor for questions and discussion.

Board Member Fetner expressed support and appreciation for the inclusion of gluten-free options.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Heavener motioned to approve the resolution.
Seconded: Board Member Wohlers seconded the motion.

Seeing no further discussion, Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2026-03-03 NOTICE OF DISPOSITION

Mr. Wade McArthur, DIA Property Disposition Manager, explained that the notice of disposition concerned an approximately two-acre parcel associated with the UF campus redevelopment. He clarified that this step was largely an administrative formality, as both the DIA Board and City Council had already approved the broader redevelopment agreement that included this parcel. He emphasized that the action was simply part of the procedural requirements tied to the previously approved UF development plan.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Hirabayashi motioned to approve the resolution.
Seconded: Board Member Wohlers seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

F. RESOLUTION 2026-03-05 MOSH EXTENSION

Mr. Guy Parola, DIA Director of Operations, presented the request to extend the design phase for the new MOSH building to August 1, 2026, which in turn shifted the overall project completion date to August 1, 2029. He explained that although significant design work had been completed, the project required coordination among multiple entities—including Parks, Public Works, DIA, and MOSH—which added time to the process. He also noted that a City Council-mandated increase in required parking (from 35 to 72 spaces) affected the layout of several interrelated parcels and contributed to the delay.

Board Chair Krechowski opened the floor for further questions and discussion.

Board Member Hirabayashi asked whether issues beyond the parking change affected the design timeline. Mr. Parola confirmed that parking and parcel geometry were the primary factors causing delays.

Seeing no further discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Fetner motioned to approve the resolution.
Seconded: Board Member Heavener seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 2:14 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.

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MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq. (Chair); Sondra Fetner, Esq.; Scott Wohlers; Micah Heavener; John Hirabayashi; Jill Caffey

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DIA Staff: Colin Tarbert, CEO; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Scott Wilson, Capital Projects Manager; Peter Sherwill, Chief Public Parking Officer, Jose Regueiro, Finance Manager, and Ava Hill, Administrative Assistant

Office of General Counsel: Rebecca Lavie, Esq.

I. CALL TO ORDER

Board Chair Krechowski called the Downtown Investment Authority meeting to order at 2:14 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. FEBRUARY 18TH, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion to approve the meeting minutes as presented.

Motion: Board Member Heavener motioned to approve the meeting minutes.
Seconded: Board Member Wohlers seconded the motion.

Board Chair Krechowski called for a vote on the meeting minutes.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

B. RESOLUTION 2026-03-04 OFF STREET PARKING RATES

Mr. Peter Sherwill, Chief Public Parking Officer, presented updates to the City's off-street parking rates, noting they had not been adjusted since 2021 despite increased downtown activity and rising operational costs. He explained that the changes were needed to keep rates competitive with private facilities and to maintain the financial health of the parking enterprise fund. Key adjustments included modernizing event pricing, establishing formal night and weekend rates, and simplifying the Ed Ball Garage structure by lowering its daily maximum to improve usage.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Wohlers motioned to approve the resolution.
Seconded: Board Member Fetner seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

III. CEO INFORMATIONAL BRIEFING

CEO Tarbert provided updates on staffing, financial consultant selections, incentive study progress, digital twin planning, design guideline updates, master plan overhaul strategy, FY27-28 budget preparation, and several redevelopment agreement (RDA) updates. He also mentioned recent project milestones, such as the Greenleaf Building opening and The Hub activation.

Board Chair Krechowski asked about the date of the special committee meeting. Mr. Tarbert confirmed it would be Monday and described the meeting's coordination focus. He requested staff (Ava) to circulate the details.

Construction Project Updates

Mr. Scott Wilson, Capital Projects Manager, provided status reports on multiple projects:

- McCoy's Creek Outfall – curing blankets placed, reinforcement underway, pedestrian bridge expected to open end of April.
- Johnson Commons – progress on buildings 17 & 18, amenity area improvements. Pearl Square (N11 & N4) – interior finishes underway; garage ramps completed.
- Four Seasons Office – HVAC testing, exterior glazing, pavers, and signage installed.
- Four Seasons Hotel – mechanical/electrical/plumbing work on levels 1–8, framing and stucco ongoing, elevator support installed.

Board Chair Krechowski opened the floor for questions and/or comments.

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:31 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.