



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 9:30 a.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Braxton Gillam, Esq.; Carol Worsham

Mayor's Office: Darnell Smith, Chief of Staff

Council Members: Council Member Matt Carlucci

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

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 9:38 am by Patrick Krechowski, Acting Board Chair. This was followed by introductions. He explained that he was sitting in as Board Chair in the absence of Board Chair Jim Citrano.

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 1848 Challen Avenue Riverfront Properties

Board Chair Krechowski paused the meeting and asked everyone to stand and recite the pledge of allegiance.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Ava Hill read into record the voting conflict disclosure submitted by Board Chair Citrano for Resolution 2024-06-01 RISE Doro.

B. May 15th, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 9:30 a.m.

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

Motion: Member Worsham motioned to approve the meeting minutes.

Second: Member Wohlers seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a vote on the consent agenda which included Resolutions 2024-06-01 through 2024-06-03; 2024-06-07 through 2024-06-10; and 2024-06-12.

Motion: Member Gillam motioned to approve the consent agenda.

Second: Member Worsham seconded the motion.

CEO Boyer pointed out minor scrivener's errors in Resolutions 2024-06-01 RISE Doro and 2024-06-05 Southside FY 24-25 Revised Proposed Budget.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2024-06-04 NORTHBANK FY 24-25 REVISED PROPOSED BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA ADOPTING FISCAL YEAR 2024-2025 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT, ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution was amended to move additional revenue currently in the Northbank into unallocated for next year. She pointed out that Exhibit B reflects the change showing \$3 million in unallocated.



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 9:30 a.m.

Motion: Member Gillam motioned to approve the resolution.
Seconded: 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

E. RESOLUTION 2024-06-13 LAURA STREET TRIO

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) REGARDING THE CURRENT PROPOSALS FOR CITY INCENTIVES TO FACILITATE RESTORATION OF THE THREE BUILDINGS COLLECTIVELY REFERRED TO AS THE “LAURA TRIO” AND ASSOCIATED NEW CONSTRUCTION MULTIFAMILY AND HOTEL; FINDING THAT FURTHER NEGOTIATION AT THIS TIME IS NOT IN THE BEST INTEREST OF THE CITY; RECOMMENDING THAT CITY COUNCIL REJECT THE DEVELOPER’S REQUEST FOR INCENTIVES AS PROPOSED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO FORWARD THIS RESOLUTION TO THE MAYOR AND CITY COUNCIL AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer provided an overview of the resolution with staff’s recommendation to the Board not to proceed with the latest redevelopment proposal received from the developer. CEO Boyer then shared the timeline of events leading to the resolution, detailing previous conversations, direction from City Council, Board Member concerns and the prior April 2021 proposal.

Steve Kelley provided further detail of the Developer’s proposal, noting, in part, that staff’s recommendation to the Board is based on lack of equity by the Developer and the financial exposure to the City of providing large up-front capital, which is more fully explained in the in the staff report and its executive summary that are made part of the record.

Board Chair Krechowski gave the floor to the Developer, Mr. Atkins of the Southeast Development Group.

Mr. Atkins thanked Board Chair Krechowski for the opportunity to address the Board and then introduced the development team members. He mentioned that the project was complicated and expensive with a few challenges. Mr. Atkins mentioned that he had a



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 9:30 a.m.

few concerns about the inaccuracy of the staff report and shared a few of the higher concerns.

Board Chair Krechowski gave the floor to Councilman Matt Carlucci.

Council Member Matt Carlucci thanked Board Chair Krechowski for the opportunity to speak and expressed support for staff's recommendation. He thanked DIA for their hard work and the Mayor's office for their patience.

Board Chair Krechowski called for a motion on the resolution.

Motion: Member Wohlers motioned to approve the resolution as presented.
Seconded: Member Gillam seconded the motion.

Board Chair Krechowski opened the floor for discussion.

Board Member Wohlers thanked Mr. Atkins and the development team for being in attendance. He then spoke on the fiduciary responsibility of the Board and the risk of City and taxpayer money. He concluded that he could not support the redevelopment agreement proposal.

Board Member Gillam stated that he would like to see the project go forward, but the Board has a fiduciary responsibility to not support the terms of the redevelopment agreement.

Board Member Worsham echoed previous comments and expressed that she was disappointed with the outcome. She thanked DIA staff for their work.

Board Member Fetner also echoed previous comments and mentioned that the Trio buildings are a critical component of the downtown ecosystem and need to be rehabilitated. She added that the proposal presented does not seem like the appropriate way to leverage City capital and would support staff's recommendation.

Board Member Fetner asked for the status of the 2021 RDA and the implications of keeping it going. CEO Boyer responded that the agreement has not been legally terminated and mentioned having a discussion with the Office of General Council terminating the document.

Board Member Powers thanked everyone for their work and mentioned that it's helpful to get the full scope of the process. She added that she's a huge supporter for historical preservation but cannot support the proposal presented.



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 9:30 a.m.

Board Chair Krechowski thanked CEO Boyer and Mr. Kelley for their time and effort. He expressed that she shared the same concerns, that it is a tough decision but that he supports the resolution.

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

Seeing there were no further questions and comments, Board Chair Krechowski adjourned the CRA meeting at 10:34 AM.

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.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 10:35 a.m.

Downtown Investment Authority Hybrid Meeting
DRAFT MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Braxton Gillam, Esq.; Carol Worsham

Mayor’s Office: Darnell Smith, Chief of Staff

Council Members: Council Member Matt Carlucci

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

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 10:34 AM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. May 15th, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a vote to approve the meeting minutes.

Motion: Member Worsham motioned to approve the meeting minutes as presented.

Second: Member Wohlers seconded the motion.

Board Member Gillam suggested an amendment to verbiage on page 4 of 4 to read, “Member Gillam noted that the consent agenda meant more work for committees and is effective with our regular board meetings but creates challenges for the chair while we were short board members.”

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 10:35 a.m.

C. RESOLUTION 2024-06-11 SIP AND STROLL CONTRIBUTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE AMENDMENT OF THE PREVIOUSLY APPROVED SIP AND STROLL AGREEMENT WITH DOWNTOWN VISION INC (“DVI”) IN ACCORDANCE WITH EXHIBIT ‘A’ AND PROVIDING FOR A THIRTY-SIX THOUSAND DOLLAR (\$36,000) CONTRIBUTION TO DVI FOR A NEW SIP AND STROLL AGREEMENT FOR EVENTS COMMENCING JANUARY 2025 IN ACCORDANCE WITH EXHIBIT ‘B’; AUTHORIZING THESE FUNDS FROM THE DIA FISCAL YEAR 2023-2024 ADMINISTRATIVE BUDGET’S EVENT CONTRIBUTION FUNDS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution has 2 actions:

- Amend the current year's contract to extend funds 3 months into the fall
- Enter into a separate contract with Downtown Vision, Inc. for the events from January through September

Board Chair Krechowski called for a motion on the resolution.

Motion: Member Worsham motioned to approve the resolution.

Seconded: Member Wohlers seconded the motion.

Board Chair Krechowski opened the floor for discussion.

Member Gillam mentioned that there is funding in the budget to proceed with next year. He asked if they’re going to plan for next year, June, July and August with the heat potentially still being an issue. CEO Boyer responded that it does not include June, July, and August of next year, but it does include Sip and Stroll in April.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0



RESOLUTION 2024-06-14 CATHEDRAL DISTRICT JAX CONTRIBUTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AUTHORIZING A FIFTEEN THOUSAND DOLLAR (\$15,000) CONTRIBUTION TO CATHEDRAL DISTRICT-JAX FOR INSTALLATION OF GATEWAY MARKERS TO BE PAID OUT OF THE DOWNTOWN ECONOMIC DEVELOPMENT FUND SUBSIDIES AND CONTRIBUTIONS ACTIVITY; AUTHORIZING THE CEO TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that Cathedral District Jax received a grant from AARP regarding artistic gateway installations that they'd provide at various locations in the Eagle Hill District, and they approached DIA for matching funds. She then explained the details of the term sheet.

Mrs. Ginny Myrick expressed that they are looking for matching grants. She mentioned that they're doing well but can't do much with \$15,000. She added that the first installation would be at Adams and Market Street.

Board Chair Krechowski called for a motion on the resolution.

Motion: Member Wohlers motioned to approve the resolution.
Seconded: Member Gillam 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

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

There was no old and new business.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, CEO Boyer described various project updates and then reviewed the following:



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Friday, June 28th, 2024, 10:35 a.m.

- Special Committee on Downtown-meeting takeaways
- Budget- MBRC Meeting Last Week
- Professional Services Contracts
- Capital Projects Update
- Development Updates
- Upcoming Board Workshop on July 8
- Thank you to Mr. Gillam

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 11:06 AM.

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.