

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, July 16, 2025,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
MICAH HEAVENER, Vice Chair.  
SONDRA FETNER, Secretary.  
SCOTT WOHLERS, Board Member.  
JOHN HIRABAYASHI, Board Member.  
CAMERON HOOPER, Board Member.  
CARRIE BAILEY, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
WADE MCARTHUR, DIA, Property Disposition Mgr.  
SCOTT WILSON, DIA, Capital Projects Manager.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
BILL DELANEY, Mayor's Administration.  
AVA HILL, Administrative Assistant.

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Hirabayashi, board member.  
BOARD MEMBER HEAVENER: Micah Heavener,  
board member.  
THE CHAIRMAN: Patrick Krechowski, board  
member.  
BOARD MEMBER FETNER: Sondra Fetner, board  
member.  
BOARD MEMBER WOHLERS: Scott Wohlers,  
board member.  
BOARD MEMBER HOOPER: Cameron Hooper,  
board member.  
MR. DELANEY: Bill Delaney, Mayor's  
Office.  
MR. WILSON: Scott Wilson, capital  
projects manager.  
MS. MEZINI: Ina Mezini, strategic  
initiatives coordinator.  
MS. HILL: Ava Hill, DIA staff.  
THE CHAIRMAN: Thank you.  
John, do you want to introduce yourself,  
please?  
MR. SAWYER: John Sawyer, Office of  
General Counsel.  
THE CHAIRMAN: Thank you, everybody, and  
welcome. Appreciate everybody being here.

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P R O C E E D I N G S  
July 16, 2025 2:00 p.m.  
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THE CHAIRMAN: Good afternoon, everyone.

We're going to get started with our  
Downtown Investment Authority board meeting, so  
I'll call it to order, and if you would all  
please rise and join me in reciting the Pledge.

(Recitation of the Pledge of Allegiance.)

THE CHAIRMAN: Thank you. Welcome,  
everybody. Appreciate you being here.

I was going to start with Council Member  
Carlucci, but he just stepped out, so we'll go  
around with intros, starting with you,  
Mr. DeVault.

MR. DEVAULT: Allan DeVault, DIA/CRA  
redevelopment manager.

MR. MCARTHUR: Wade McArthur, property  
disposition manager.

MR. KELLEY: Steve Kelly, director of  
downtown real estate and development.

MR. PAROLA: Guy Parola, director of  
operations.

BOARD MEMBER BAILEY: Carrie Bailey, board  
member.

BOARD MEMBER HIRABAYASHI: John

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Before we jump into public comment, we  
have Council Member Matt Carlucci, who's  
requesting some time to address the board.  
So, Council Member, if you'd like to come  
up, we'd love to hear from you.  
(Council Member Carlucci approaches the  
podium.)  
COUNCIL MEMBER CARLUCCI: I'm not used to  
this kind of privilege.  
Thank you very much, Mr. Chair.  
And to the board members and staff of the  
DIA, and -- let me tell you, I cannot say  
enough things about the work you do that is so  
good for our city.  
I think you need to take over the Planning  
Commission, where they meet. That's a --  
pretty good looking digs they got up there.  
You know where I'm talking about, Scott?  
MR. WILSON: Yes, sir.  
COUNCIL MEMBER CARLUCCI: Yeah, that's  
where you all ought to be.  
But I do, I truly appreciate everybody  
here. I know the pay is really good, but -- at  
any rate, thank you for allowing me to speak,  
and -- so I can get back to an appointment that

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1 I have.  
2 And I don't think this will take long,  
3 but -- so I want to wish you a good afternoon.  
4 I am going to read from this so I make sure  
5 that I get all my points in.  
6 So, again, I want to thank you for  
7 allowing me a few minutes to speak before you.  
8 Let me start by saying that I am not here  
9 to insert myself too much, too strongly into  
10 the operations of the Downtown Investment  
11 Authority or the Duval County School Board.  
12 But as a member of the Jacksonville City  
13 Council, I do feel a responsibility to speak up  
14 when I see an opportunity that could benefit  
15 the city as a whole, and one of those  
16 opportunities is keeping the Duval County  
17 School Board headquartered in downtown. I  
18 think it's very important.  
19 Their current riverfront location is  
20 understandably being vacated. We all know why,  
21 and -- but if the next stop is out in the  
22 suburbs -- I won't say what road, but they're  
23 looking at some suburban areas -- I think we  
24 risk losing a vital institution, and the many  
25 people who work there, from the daily life of

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1 institution in a place that I believe gives it  
2 prominence.  
3 We're seeing -- we are also seeing -- and  
4 I've kind of thought about this a bit. We're  
5 seeing a growth of what I would almost call a  
6 true education district coming to downtown.  
7 The University of Florida's presence, as it  
8 grows; the Jacksonville University School [sic]  
9 of Law, the Florida State Community College.  
10 The school board, I think, would fit right in  
11 place with that emerging identity.  
12 Equally important, downtown is centrally  
13 located. It's fair and it's successful for the  
14 entire community because it's pretty much right  
15 in the middle. That's why I have introduced a  
16 resolution -- I haven't actually introduced it  
17 yet; it will be this next Council meeting next  
18 Tuesday. And that's why I'm introducing the  
19 resolution, to raise the issue and give it the  
20 platform it deserves.  
21 I'm going to tell you the truth, who gave  
22 me this idea -- I'd love to say it was my idea  
23 because it -- I think it's a really good one,  
24 but it wasn't me. It was my good and dear  
25 friend, former school board chair and member,

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1 downtown. That would be a real setback.  
2 The school board building is in the  
3 downtown boundary right now; is that correct,  
4 Mr. Chair?  
5 THE CHAIRMAN: That's my understanding,  
6 yes, sir.  
7 COUNCIL MEMBER CARLUCCI: Yes, sir.  
8 Thank you.  
9 So if they leave and they go south  
10 somewhere, a road that I know about -- and no  
11 offense to the road, but it's out of sight, out  
12 of mind -- I think it would be a real setback  
13 that we lost from downtown, such a major  
14 employer and a major institution. It would be  
15 a real setback, both economically and I think  
16 symbolically.  
17 By contrast, keeping the school board  
18 downtown would continue to strengthen the  
19 downtown area, the Urban Core, it keeps  
20 employees close to restaurants and small  
21 businesses that need as many customers as they  
22 can get. It keeps employees close to  
23 restaurants and small businesses. It's the  
24 same foot traffic and energy. And it gives  
25 downtown the added anchor of a public

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1 Warren Jones. He brought it to my attention.  
2 There's nobody more better intended that I know  
3 in life, with the exception of my wife and a  
4 few others, but Warren is, like, right up  
5 there. He's a great public servant. He  
6 brought this to my attention, and I took about  
7 a week to think on it, and I said, I'm moving  
8 ahead with it. So we'll be introducing the  
9 resolution, and we're going to give this issue  
10 the platform it deserves.  
11 I want to thank Guy Parola and Steve  
12 Kelley of the DIA for supporting the  
13 conversation to be, the resolution, and being  
14 willing to engage in this important  
15 conversation with our community and with the  
16 school board.  
17 I also want to express my appreciation to  
18 Dr. Chris Bernier, the superintendent, of  
19 course, of our Duval County Public Schools, and  
20 his entire team. They've shown a genuine  
21 willingness to explore this idea, and that kind  
22 of open-minded collaboration is exactly what  
23 Jacksonville needs right now.  
24 This would -- it's kind of going under the  
25 radar screen a little bit, and so I thought the

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<p style="text-align: right;">9</p> <p>1 resolution would give it a platform so we could</p> <p>2 talk about it.</p> <p>3 This is a generational issue. Once it's</p> <p>4 done, it's going to be done probably for a</p> <p>5 generation.</p> <p>6 So to be clear, the resolution isn't the</p> <p>7 end, it's just kind of the beginning, even</p> <p>8 right now. The real progress comes from</p> <p>9 meetings and partnerships and creative thinking</p> <p>10 that can begin even before the resolution is</p> <p>11 formally passed, if it passes; I hope that it</p> <p>12 will. But I think collaboration can begin</p> <p>13 before the resolution, which I believe y'all</p> <p>14 have a copy of it.</p> <p>15 We made a few red-line changes in it for</p> <p>16 the school board, so I'm going to leave this,</p> <p>17 Mr. Chair, for the record.</p> <p>18 THE CHAIRMAN: (Nods head.)</p> <p>19 COUNCIL MEMBER CARLUCCI: But the creative</p> <p>20 thinking can start before the resolution is</p> <p>21 even voted on because it takes six weeks, you</p> <p>22 know, to get it through, and --</p> <p>23 So I hope that the effort continues, and I</p> <p>24 really thank you for giving me such a nice</p> <p>25 introduction and the ability to be here. This</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">11</p> <p>1 and I introduced the bill to do it.</p> <p>2 So I've taken a lot of time; I appreciate</p> <p>3 it. I hope I haven't overdone my welcome, but</p> <p>4 I thank you again for your time. And most of</p> <p>5 all I thank you for the good work that you do</p> <p>6 because Jacksonville is on a roll, and the DIA</p> <p>7 is a big, big part of that, and I thank you.</p> <p>8 And if you have any questions, I'll be</p> <p>9 happy to try to answer them, or you can contact</p> <p>10 me later on.</p> <p>11 I'll leave my remarks here for anybody</p> <p>12 that might want to see them as well.</p> <p>13 THE CHAIRMAN: Thank you, Council Member.</p> <p>14 Appreciate your comments, obviously, and your</p> <p>15 service to the city.</p> <p>16 I've spoken to Mr. Kelley and Mr. Parola</p> <p>17 about this, so we'll make sure our eyes and</p> <p>18 ears are open, and whatever we can do to</p> <p>19 facilitate and participate in those</p> <p>20 discussions, we will.</p> <p>21 And I'll ask the board if they have any</p> <p>22 questions at this time.</p> <p>23 BOARD MEMBERS: (No response.)</p> <p>24 COUNCIL MEMBER CARLUCCI: Let me just say</p> <p>25 one other thing.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">10</p> <p>1 is huge, in my view, for Jacksonville.</p> <p>2 And I've been doing this job a long time.</p> <p>3 That doesn't make me an expert, but I know when</p> <p>4 I see something that ought to be -- there's an</p> <p>5 old saying by Dante Alighieri, he's a great</p> <p>6 Italian philosopher from the 1500s. And he</p> <p>7 says, "The hottest places in hell are</p> <p>8 reserved for those who remain silent in a time</p> <p>9 of moral conflict." I can't remain quiet when</p> <p>10 I see something that I think is so important to</p> <p>11 the future of Jacksonville, Florida.</p> <p>12 And a school board out on Baymeadows Road</p> <p>13 or in a suburb somewhere, it loses its</p> <p>14 significance. It loses its prominence. And a</p> <p>15 school board makes a huge impact on the daily</p> <p>16 life of Jacksonville, and has for decades and</p> <p>17 decades and decades and decades.</p> <p>18 I don't want to see it stuck out somewhere</p> <p>19 where nobody knows where it's at. And I know</p> <p>20 they plan to use the Schultz Center, which was</p> <p>21 originally supposed to be for teacher training,</p> <p>22 for world-class education.</p> <p>23 And, by the way, I helped fund that when I</p> <p>24 was on the Council 21 years ago. They needed</p> <p>25 \$200,000 more money to fill the -- to fill it,</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">12</p> <p>1 If the school board, for the financial</p> <p>2 reasons and the bids that they're getting in --</p> <p>3 they're down from six bids to three bids now.</p> <p>4 Look, if they have to go to the suburbs</p> <p>5 somewhere, I'm not going to fight them. I've</p> <p>6 never fought the school system. I've only done</p> <p>7 anything I could to help the school board</p> <p>8 system, but I -- I think I'm trying to help</p> <p>9 them with this, and I hope we can bring it</p> <p>10 around.</p> <p>11 Thank you all very much. Appreciate it.</p> <p>12 THE CHAIRMAN: Thank you for your time.</p> <p>13 Ava, we'll move to public comments. Do we</p> <p>14 have any public comments at this point?</p> <p>15 MS. HILL: We do. We have John Nooney.</p> <p>16 (Audience member approaches the podium.)</p> <p>17 MS. HILL: Please state your name and</p> <p>18 address for the record.</p> <p>19 AUDIENCE MEMBER: Hello.</p> <p>20 I am John J. Nooney -- Jacksonville City</p> <p>21 Council Resolution 2023-0819 -- 8356 Bascom</p> <p>22 Road, Jacksonville, Florida 32216.</p> <p>23 I'm in City Council District 4, CPAC 3,</p> <p>24 School Board District 3.</p> <p>25 And I want to keep the resolution thing</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 going. And, you know, here's my -- here's  
2 another resolution. And this is for the DIA.  
3 I'm seeking a DIA resolution recognizing  
4 Nooney's efforts in advancing the FIND --  
5 that's the Florida Inland Navigation  
6 District -- potential land acquisition  
7 projects -- 158833-0000, that's Boylan;  
8 134059-0000, that's Amaro; and 137044-0000,  
9 that's Carrico -- that would benefit all of the  
10 citizens of DCJ, Duval County, Jacksonville.  
11 Now, I'm bringing that up because in a --  
12 October, our waterways and our Parks Department  
13 recognized the value of these projects, and  
14 FIND -- that's our ad valorem property tax.  
15 It's the east coast, 12 counties.  
16 So I'm taking the show on the road, and I  
17 want to share with you -- these are the  
18 Northeast Florida Regional Council Board of  
19 Directors' minutes. That's seven counties.  
20 And you flip over the page, Guests, here's John  
21 Nooney. And then you flip over, Public  
22 Comments, "Mr. John J., Nooney, 8356 Bascom  
23 Road, Jacksonville, Florida 32216, representing  
24 the Northeast Florida Regional Council public  
25 park on Pottsborg Creek in Duval County and

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1 BOARD MEMBERS: (No response.)  
2 THE CHAIRMAN: Thank you, Mr. Nooney.  
3 MR. NOONEY: Okay. Consider that  
4 resolution.  
5 Thank you for listening.  
6 THE CHAIRMAN: Any other public comments,  
7 Ava?  
8 MS. HILL: That is it.  
9 THE CHAIRMAN: Thank you very much.  
10 We'll move to Item 3 on the agenda, which  
11 is our Community Redevelopment Agency portion  
12 of the meeting.  
13 Are there any Form 8B voting conflict  
14 disclosures from board members?  
15 BOARD MEMBERS: (No response.)  
16 THE CHAIRMAN: All right. Seeing none,  
17 we'll move to Item 3B, which is our June 18,  
18 2025, Community Redevelopment Agency meeting  
19 minutes.  
20 I'll entertain a motion to approve.  
21 BOARD MEMBER FETNER: Move to approve.  
22 BOARD MEMBER HEAVENER: Second.  
23 THE CHAIRMAN: Any comments or questions  
24 on the meeting minutes?  
25 BOARD MEMBERS: (No response.)

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1 public access to our waterways. He  
2 participated in *Resilient Jacksonville* and  
3 believed the biggest takeaway is that  
4 90 percent of the waterways in Jacksonville is  
5 private and with only 10 percent of the  
6 waterway being public. He also shared his  
7 thoughts on the Department of Elder Affairs,  
8 senior citizen centers, disability, et cetera."  
9 That's in the minutes. You're going to be  
10 voting on your minutes very shortly.  
11 Here's the *Resilient Jacksonville* thing  
12 (indicating). You ask me, it's (inaudible)  
13 joke stuff. I mean, we have an opportunity  
14 right now, and I am seeking a resolution -- no  
15 money -- and someone -- and I'll tell you, it's  
16 guidance -- I'm seeking resolutions from all  
17 these boards, commissions, other counties, and  
18 the response is awesome.  
19 And let me just finish, too, by saying,  
20 we're making a movie. It's JSEB, and it's  
21 real. And, you know, we ink a movie deal,  
22 we're donating the next day.  
23 And we're also going to be doing --  
24 MS. HILL: Thank you. Your time is up.  
25 MR. NOONEY: Okay. Any questions?

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1 THE CHAIRMAN: Seeing none, we'll take a  
2 vote as a group.  
3 All those in favor signify by saying aye.  
4 BOARD MEMBERS: Aye.  
5 THE CHAIRMAN: Any opposed?  
6 BOARD MEMBERS: (No response.)  
7 THE CHAIRMAN: So the June 18th, 2025,  
8 Community Redevelopment Agency meeting minutes  
9 are approved unanimously.  
10 Item 3C, the consent agenda. We have  
11 three items on the consent agenda. Any reason  
12 to pull an item from the consent agenda?  
13 BOARD MEMBERS: (No response.)  
14 THE CHAIRMAN: Seeing none, I'll entertain  
15 a motion on the consent agenda.  
16 BOARD MEMBER WOHLERS: Move to approve.  
17 BOARD MEMBER HEAVENER: Second.  
18 THE CHAIRMAN: All right. So we have a  
19 motion and a second on the consent agenda.  
20 Ms. Bailey, how do you vote?  
21 BOARD MEMBER BAILEY: In favor.  
22 THE CHAIRMAN: Mr. Hirabayashi.  
23 BOARD MEMBER HIRABAYASHI: In favor.  
24 THE CHAIRMAN: Mr. Heavener.  
25 BOARD MEMBER HEAVENER: In favor.

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1 THE CHAIRMAN: Ms. Fetner.  
2 BOARD MEMBER FETNER: In favor.  
3 THE CHAIRMAN: Mr. Wohlers.  
4 BOARD MEMBER WOHLERS: In favor.  
5 THE CHAIRMAN: Mr. Hooper.  
6 BOARD MEMBER HOOPER: In favor.  
7 THE CHAIRMAN: And I, too, am in favor, so  
8 the consent agenda passes unanimously with  
9 Resolutions 2025-07-01, 2025-07-02, and  
10 2025-07-04.  
11 Thank you for that.  
12 Moving on to Item 3D, Resolution  
13 2025-07-03, the Vestcor exchange. I'm going to  
14 turn it over to Mr. Kelley.  
15 MR. KELLEY: Thank you, Mr. Chair.  
16 Resolution 2025-07-03 was presented to the  
17 REPD Committee this past Thursday and was  
18 passed but with an amendment to it. This -- as  
19 those of you that were not in that -- in  
20 attendance at that meeting -- outlines the  
21 terms and conditions under which Vestcor,  
22 with -- the DIA has negotiated with Vestcor to  
23 enter into a property exchange for its  
24 2.04-acre parcel located within the Prime  
25 Osborn Convention Center area that is condition

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1 the amendment. And I believe the rest is as  
2 was voted on in committee.  
3 THE CHAIRMAN: Thank you, Mr. Kelley.  
4 Any questions of Mr. Kelley on Resolution  
5 2025-07-03?  
6 BOARD MEMBERS: (No response.)  
7 THE CHAIRMAN: All right. Seeing none,  
8 I'll entertain a motion.  
9 BOARD MEMBER HEAVENER: Move to approve.  
10 BOARD MEMBER HIRABAYASHI: Second.  
11 THE CHAIRMAN: Any last comments or  
12 questions?  
13 BOARD MEMBERS: (No response.)  
14 THE CHAIRMAN: All right. Ms. Bailey, how  
15 do you vote?  
16 BOARD MEMBER BAILEY: In favor.  
17 THE CHAIRMAN: Mr. Hirabayashi.  
18 BOARD MEMBER HIRABAYASHI: In favor.  
19 THE CHAIRMAN: Mr. Heavener.  
20 BOARD MEMBER HEAVENER: In favor.  
21 THE CHAIRMAN: Ms. Fetner.  
22 BOARD MEMBER FETNER: In favor.  
23 THE CHAIRMAN: Mr. Wohlers.  
24 BOARD MEMBER WOHLERS: In favor.  
25 THE CHAIRMAN: Mr. Hooper.

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1 precedent to fulfillment of the University of  
2 Florida redevelopment agreement.  
3 That property would be swapped for  
4 2.4 acres, which we have referred to in other  
5 meetings as the Apex property. We're calling  
6 it the City parcel here. It's a component of a  
7 larger parcel along Lee Street, adjacent to the  
8 Lift Ev'ry Voice and Sing Park as well as  
9 Johnson Commons.  
10 So the amendment that was made in that  
11 REPD committee is captured in the documentation  
12 that's outside of your binder in front of you.  
13 And so if you turn to the back -- particularly  
14 Member Fetner, I would encourage you to look to  
15 make sure that I captured your amendment  
16 correctly on Exhibit D.  
17 I want to call the board's attention as  
18 well that even though that -- that parcel is  
19 alternatively referred to as the Union Terminal  
20 parcel or the Prime Osborn parcel, the  
21 terminology "Union Terminal" more accurately  
22 relates to the train station itself, and so I  
23 took the liberty of changing it to the Prime  
24 Osborn Convention Center here, just for clarity  
25 for any future readers. That was not part of

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1 BOARD MEMBER HOOPER: In favor.  
2 THE CHAIRMAN: And I, too, am in favor, so  
3 Resolution 2025-07-03, Vestcor exchange, passes  
4 unanimously.  
5 Thank you very much for that. I look  
6 forward to seeing the progress in that area.  
7 As I look at the agenda, that's it for the  
8 Community Redevelopment Agency.  
9 (The foregoing proceedings were adjourned  
10 at 2:19 p.m.)  
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)  
4 COUNTY OF DUVAL )

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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.

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15 DATED this 25th day of July 2025.

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18 \_\_\_\_\_  
19 Diane M. Tropia  
20 Florida Professional Reporter

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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, July 16, 2025,  
commencing at 2:19 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropia, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.  
MICAH HEAVENER, Vice Chair.  
SONDRA FETNER, Secretary.  
SCOTT WOHLERS, Board Member.  
JOHN HIRABAYASHI, Board Member.  
CAMERON HOOPER, Board Member.  
CARRIE BAILEY, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
WADE MCARTHUR, DIA, Property Disposition Mgr.  
SCOTT WILSON, DIA, Capital Projects Manager.  
ALLAN DEVAULT, DIA, Project Manager.  
JOHN SAWYER, Office of General Counsel.  
BILL DELANEY, Mayor's Administration.  
AVA HILL, Administrative Assistant.

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THE CHAIRMAN: The meeting minutes pass  
unanimously.

Thank you for that.

So that's our business. There's nothing  
on Old Business.

Mr. Parola, I don't know if you're going  
to cover it later. I wanted to ask about the  
status of the optimization study.

So, Wade, I don't know if that's you or --  
just give me an update on where we are with  
that.

MR. PAROLA: Through the Chair, when we  
get to the CEO monthly update, I'm going to ask  
Wade to talk both about the optimization study  
as well as where we are on the broker RFP.

THE CHAIRMAN: Excellent. Thank you, sir.

Next is, in New Business, the committee  
assignments. Really, there's only one. We  
have a new board member, and so I've assigned  
Trevor to the Finance Committee -- Finance and  
Budget Committee. That's the only change. You  
all should have gotten a memo from Ava  
outlining that. I kept everybody else where  
they are because everybody's doing such a good  
job. So I think that's all we really need to

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P R O C E E D I N G S  
July 16, 2025 2:19 p.m.

- - -

THE CHAIRMAN: We'll move to the Downtown  
Investment Authority portion of our meeting,  
which only contains the June 18th, 2025,  
Downtown Investment Authority board meeting  
minutes.

And, Ava, I failed to mention previously,  
I was not at either one of these meetings, so I  
won't vote on either one of these. I don't  
know how you marked it down previously, but --

For the DIA board meeting minutes for  
June 18th, 2025, I'll entertain a motion.

BOARD MEMBER FETNER: Move to approve.

BOARD MEMBER HOOPER: Second.

THE CHAIRMAN: Any last comments or  
questions?

BOARD MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, all those in  
favor signify by saying aye.

BOARD MEMBERS: Aye.

(Chairman Krechowski abstains from  
voting.)

THE CHAIRMAN: Those opposed?

BOARD MEMBERS: (No response.)

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discuss there. Trevor is not here today, but  
we'll have him on your committee, Scott. So  
put him to work.

BOARD MEMBER WOHLERS: Thank you.

We were hurting for people, so we  
appreciate it.

THE CHAIRMAN: Well -- and going forward  
if the committee chairs have any needs or any  
issues -- obviously, you can't talk directly to  
me, but please relay those to staff so we can  
make sure that you guys are -- your committees  
are where they need to be. So I appreciate  
everybody's work there.

All right. Mr. Parola, you're up.

MR. PAROLA: Thank you.

Just -- we're going to try something new  
here in Lori's absence. So I'm going to talk  
about a few things. I'm going to ask that  
Scott and Ina talk about various projects  
that -- they attend the meetings, so they can  
give you the project updates. After that, I  
will -- again, I'll ask Wade for the broker  
update and the optimization study update.

When they are done talking, I do want to  
talk about 324 North Broad Street, where we are

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1 on that. And I do want to talk about the CRA  
2 five-year capital plan.  
3 So I'll start the conversation off with  
4 just where we are with the CEO that's coming  
5 in. So he's still going to start August 4th.  
6 We're doing all of our housekeeping measures to  
7 make sure he can hit the ground running,  
8 whether it's painting his office, making sure  
9 his parking is online, all of that kind of  
10 stuff.  
11 I had a great conversation with him about  
12 a week ago where he asked about a -- you know,  
13 what kind of information can I do to prepare  
14 myself. I don't think he was prepared for  
15 what -- all that we sent him, so I hope he  
16 likes drinking from a fire hose.  
17 To that end, I guess I will go to the  
18 projects and talk to Scott and to Ina about  
19 that.  
20 MR. WILSON: Thank you very much.  
21 Before I begin on the construction  
22 projects, I wanted to update the members on a  
23 CRA project that we've been working on.  
24 Broadcast Place Park is a CRA project that  
25 I believe this board has approved in the past.

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1 MR. WILSON: Thank you very much.  
2 So at this point, we'll move on to the  
3 construction update.  
4 Our first project is One Riverside. They  
5 continue to work aggressively and they're  
6 making really good progress, as you can see in  
7 the picture there.  
8 Our next project is McCoys Creek outfall.  
9 And McCoys Creek Outfall, concrete bulkhead, in  
10 the section between JTA and Riverside Avenue,  
11 is 50 percent complete. All other bulkheads  
12 are completed. The contractor installed  
13 dewatering devices and is prepping for final  
14 channel excavation.  
15 Our next project is the Park Street road  
16 diet. I hope everyone knows that we have a  
17 ribbon-cutting on Monday at 10:00 a.m. We  
18 would welcome each and every one of you if  
19 you're available.  
20 At the site, they continue to install  
21 the -- the few light poles left. JEA has  
22 removed the overhead -- the electrical lines  
23 and wooden poles, continue with new  
24 landscaping. And over the weekend, the plan is  
25 to try to clean it up and get it ready for the

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1 It originally included a dog park and a pickle  
2 ball court underneath I-95 and the Overland  
3 Bridge. So it's just east of Hendricks Avenue  
4 and north of the Kings Avenue garage.  
5 Our Parks Department has identified a  
6 better location for the dog park. They found  
7 an outdoor, grassy area on the edge of the  
8 RiversEdge development owned by JEA. So what  
9 we would like to do is move forward with the  
10 dog park and the new location and have  
11 conversations about what best complements  
12 pickle ball courts underneath the overpass,  
13 so I'm open to any questions or suggestions you  
14 have.  
15 I know that the Parks Department has also  
16 been working with Council Member Joe Carlucci  
17 on this initiative, so -- just wanted to bring  
18 it to the board and make sure you are aware  
19 that there might be a change coming in that --  
20 in that particular scope, so ...  
21 I'll entertain any questions now.  
22 THE CHAIRMAN: Any questions for Scott?  
23 BOARD MEMBERS: (No response.)  
24 THE CHAIRMAN: All right. Keep going,  
25 Scott.

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1 ribbon-cutting. So look forward to that  
2 opening back up. It's going to be a great -- a  
3 great avenue for people to use; bike, ped, and  
4 vehicles.  
5 We have a new project, The Hub, which is  
6 the retail center at Riverside and Forest  
7 Avenue. And they're just beginning site work,  
8 underground utilities. The building pad's been  
9 poured and they're starting to put -- the block  
10 walls are underway, so it's exciting to see  
11 this project get started.  
12 Our next project is Johnson Commons.  
13 Johnson Commons continues to have three  
14 buildings underway, Building 11, 12, and 13.  
15 Building 11 is really close and ready for its  
16 final inspection. Building 12, interior trim,  
17 paint, tile, cabinets, HVAC, and plumbing is  
18 all underway. And then Building 13 is just  
19 behind that with the fire sprinkler system  
20 installed and window install.  
21 And with that, I'm going to turn it over  
22 to Ina so she can speak about the LaVilla  
23 Heritage Trail.  
24 MS. MEZINI: All right. Good afternoon.  
25 Ava, if you could go -- thank you.

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1 So a quick update on the LaVilla Heritage  
2 Trail. We have a team on board. They're  
3 working through the shop drawings now. And,  
4 actually, the marker that will be the start of  
5 the trail will be located near the Lift Ev'ry  
6 Voice and Sing Park, which you see on the lower  
7 right hand corner there.

8 Once they're done with shop drawings and  
9 move into permitting and fabrication -- and so  
10 once we get to that fabrication point, I'll  
11 share some photos with the board as that is  
12 progressing, and we are targeting an end of the  
13 year completion for all of those installations.

14 MR. WILSON: All right. So we will  
15 continue on with our next project.

16 Pearl Square, N11. Pearl Square, N11,  
17 wood framing for floors 3 through 5 have been  
18 complete. Four of the -- floor 2 of the ground  
19 level slab has been also -- has also been  
20 completed.

21 Pearl Square, N4, this is the -- the newer  
22 project that just started. The contractor has  
23 mobilized, trees have been cleared, and  
24 excavation work has begun.

25 Next up we have Riverfront Plaza. The

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1 bulkhead cap and railing -- handrails are  
2 ongoing. Landscaping was installed at the  
3 Performing Arts Center. Working on the  
4 landscaping at the cafe roof. Installing play  
5 equipment, splash pad equipment, and we're also  
6 in redesign of the 54-inch stormwater system  
7 that we're required to complete. JEA main line  
8 relocation will start by the end of July.

9 And, again, I'd like to turn it over to  
10 Ina so she could talk to the projection show.

11 MS. MEZINI: All right. So just a quick  
12 update there.

13 For the projection show, we have three  
14 surfaces that we're projecting on the  
15 Performing Arts building, two of them face the  
16 river, one large -- the largest surface faces  
17 Riverfront Plaza. And the installation for  
18 that infrastructure is on the way for -- one of  
19 the factors is the speaker system in Riverfront  
20 Plaza so that when you're watching the show in  
21 the great lawn, this big space in the middle of  
22 the park -- that's going to be the main viewing  
23 area.

24 There's going to be a speaker system that  
25 surrounds that, so our electrical contractor is

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1 working alongside Haskell to get the site ready  
2 for that, and then the speaker install will  
3 happen later this year.

4 Inside the building, electrical  
5 installation is nearing completion. And then  
6 just yesterday, we had a site visit on the roof  
7 of the Performing Arts building to prep the  
8 structural work that will occur up there to  
9 accept those projectors.

10 So those are all in phases of  
11 installation.

12 And then just adjacent to the site, behind  
13 the Performing Arts Center, where the Music  
14 Heritage Garden will be -- a couple of months  
15 ago I showed you all concepts for the  
16 interactive artwork that will be in those  
17 parks. That design is underway. They're  
18 heading to fabrication soon. And in the next  
19 meeting, I will share updated designs for those  
20 artworks so you can see that as well.

21 MR. WILSON: Okay. The two-way street  
22 project is next. As everyone probably knows,  
23 Forsyth and Adams opened up on July 2nd to  
24 two-way traffic. We continue with signage and  
25 signal work, installation of sidewalk expansion

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1 areas, and planters. And we're also removing  
2 all of the old meter poles that are no longer  
3 needed. We're saving some of them to identify  
4 and notify drivers of the kiosks where they'll  
5 go pay, and mobile -- mobile payments. But the  
6 ones that are not needed, we're moving --  
7 removing.

8 So I'll move on to the Four Seasons and  
9 their offices. Four Seasons, level 9 should be  
10 completed by mid July, and they'll begin the  
11 concrete pour on level 10 shortly after.

12 For the office building, it's close,  
13 permanent power and HVAC scheduled for early  
14 August. Interior tenant buildout underway for  
15 levels 1 through 4.

16 And that is all I have, sir.

17 THE CHAIRMAN: Thank you very much.

18 Scott and Ina, good to hear from you both.

19 Any questions for staff?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Appreciate the  
22 update and all the work.

23 Mr. Parola.

24 MR. PAROLA: I'm going to turn it over to  
25 Wade so he can talk about -- well, the

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1 optimization study and the broker RPF.  
2 MR. MCARTHUR: Okay. As you guys are  
3 aware, last November you authorized us to put  
4 forth two RFPs, one was for the optimization  
5 study and one was for a broker agreement. We  
6 put those forth at the same time.  
7 I'll start with the optimization study.  
8 We had it out and we extended it twice, after  
9 not getting any -- any bids. We received one  
10 bid ultimately. And after a quick review, we  
11 rejected the bid, and we're to take a look at  
12 it. We've reached out to Procurement. They've  
13 provided us with a list of -- of people who had  
14 asked questions about it or who had said that  
15 they were intending to bid and then ultimately  
16 didn't.  
17 And our intent is to have conversations  
18 with -- with these people and see what it is  
19 that kept them from bidding and see if it's  
20 what we're offering that -- that's not  
21 generating enough interest or -- or how we can  
22 sort of workshop it a little bit to bring in  
23 more interest so that we can get the kind of  
24 person that we want to do this study because,  
25 you know, it's very important. It's -- you

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1 BOARD MEMBER HIRABAYASHI: Yeah. Just --  
2 through the Chair, a question about the  
3 optimization study, and -- so what is the sense  
4 you're getting there? You said that you looked  
5 at one, it wasn't credible, or -- I mean -- and  
6 then you want to go back and talk to other  
7 people. But what is the overarching thing  
8 you're seeing that may be an impediment to  
9 getting the kind of response you want?  
10 MR. MCARTHUR: It's hard to tell  
11 without -- without really talking to people.  
12 The one firm that responded was just an  
13 architecture firm with not a lot of -- sort of  
14 urban planning background, and so it was after  
15 discussion -- it was decided that that's  
16 probably not exactly what we're looking for,  
17 and we wanted to have -- put something out  
18 there that would create a competitive  
19 environment so that we would have options.  
20 But like I said before, we have a chance  
21 to really talk to people and see sort of what  
22 the impediment is. Procurement didn't get a  
23 sense, when they spoke to people, what their  
24 issues were.  
25 THE CHAIRMAN: All right. Thank you.

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1 know, obviously, as you all know, it's now  
2 become part of -- you know, the Council is very  
3 interested in it, so we want to make sure we  
4 get this right.  
5 THE CHAIRMAN: Thank you, Wade.  
6 Given that this has taken, now, eight  
7 months -- and I don't say that meaning no one's  
8 been doing their work or doing their job, we --  
9 I understand the efforts, but I think maybe  
10 it's worthy of another discussion at the  
11 committee level. So if we could get that on  
12 the appropriate committee agenda for next  
13 month, I think that would be a good idea.  
14 MR. MCARTHUR: Absolutely.  
15 And then the broker agreement, we put that  
16 out. We had three bidders submit bids.  
17 Myself, Mr. Parola, and Mr. Kelley scored them.  
18 We submitted those to Procurement. They've  
19 tabulated the results. They've tentatively  
20 told us who the winner is based on pending  
21 review by the Procurement manager, and we hope  
22 to have that in the Procurement committee  
23 next -- next week to finalize that.  
24 THE CHAIRMAN: Okay. Great. Thank you.  
25 Any questions for Wade?

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1 MR. PAROLA: All right. Thank you,  
2 Mr. Chair.  
3 The next thing, I think, we want to talk  
4 about is 324 North Broad Street. I think --  
5 that's a property in LaVilla. I think we all  
6 know it.  
7 We've asked for funding twice now from  
8 this board, and -- and twice on [sic] the board  
9 has given us funding. Right now there is  
10 \$195,000 that this board has appropriated to  
11 demolish the inside of the building which is  
12 falling down on its own, but try to save the --  
13 the facade of the building.  
14 The reason we were going through that  
15 effort, just so everyone can have a  
16 recollection, is that it is a center building  
17 of three buildings, each sharing a facade wall  
18 plane. It's not that the facade itself is  
19 particularly interesting or particularly  
20 historic. It's just one of the last remaining  
21 examples of a block that looks like this in  
22 LaVilla.  
23 The City acquired the property in 1994 as  
24 part of the River City Renaissance Plan, when  
25 we required -- acquired most of LaVilla, and

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1 then most of LaVilla became -- became dirt.  
2 I'm not really asking anything of the  
3 board right now, save to give us a little bit  
4 more time. We've gotten engineering drawings  
5 to save the facade. We've gotten a maintenance  
6 of transportation proposal. And to save the  
7 facade without further vetting of the proposal,  
8 we would be coming to ask for another 125,000,  
9 bringing the total to 320,000.  
10 Before we ask that, we would like a couple  
11 of things to happen. Now that we have Wade on  
12 board as a full-time property disposition  
13 [sic], we would like your patience to give him  
14 time to see if we can get an adjoining property  
15 owner, or someone else, to take the property  
16 and put it to good use. That way we're not  
17 having a demolition of a structure and then  
18 nothing mushrooming and taking its place.  
19 I will say, what's been challenging since  
20 DIA acquired the property in 2014 is secondary  
21 access for evacuation in case of a fire.  
22 Pardon my term here, but the bastardization of  
23 the property lines over the years have given us  
24 a landlocked property, save for 60 or 50 feet  
25 on -- I guess that's -- what is that -- Broad

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1 certainly a more efficient use of our funds.  
2 But if anybody else has anything to say,  
3 I'd love to hear it.  
4 BOARD MEMBER HEAVENER: I think the last  
5 part that you mentioned is, to me, the most  
6 important part, where, if there's no long-term  
7 view of what we can do with this property,  
8 then, you know, it almost feels like you're  
9 throwing good money after bad other than  
10 preserving, from a street view, something which  
11 potentially could never be used.  
12 So I think that -- to me, like, what is  
13 the longer term plan for that property is the  
14 part that hopefully you shed some light on,  
15 where we want to go with it, so ...  
16 THE CHAIRMAN: Ms. Fetner.  
17 BOARD MEMBER FETNER: Thank you.  
18 Through the Chair to Mr. Parola, has there  
19 been any efforts to acquire the rear access for  
20 it?  
21 MR. PAROLA: Through the Chair, no is the  
22 answer, but it -- that creates a problem for  
23 the adjoining property owner to our north.  
24 The adjoining owner to our south suffers  
25 from the same problem that we do. They have a

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1 Street. And it's not wide enough to have  
2 secondary access.  
3 So with fire code being what it is, it  
4 greatly limits the use. So the logical owner  
5 of the property would be someone on its north  
6 or south so that everything can contribute and  
7 all the buildings would have the access that it  
8 needs.  
9 I know those are a lot of words for me to  
10 just ask your patience on this. And,  
11 hopefully, maybe an adjoining property owner is  
12 listening and reacts.  
13 THE CHAIRMAN: Yeah. Thank, you  
14 Mr. Parola.  
15 And just so the board knows, Guy and I  
16 spoke about this earlier this week, and I  
17 encouraged him to try to see if there's some  
18 other options other than us throwing another  
19 six-figure Band-Aid at this thing, within all  
20 likelihood having to do that in another several  
21 months.  
22 So I would love to hear from the rest of  
23 the board, but I've encouraged Guy, and through  
24 Guy, Wade, to see if there's another way to  
25 deal with this, a more efficient way, and

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1 limited amount on Broad Street and no other  
2 access. So, unfortunately, it creates an issue  
3 with the northern property owner, again, due to  
4 the -- just odd configuration of property  
5 lines.  
6 BOARD MEMBER FETNER: Thank you.  
7 THE CHAIRMAN: Thanks, Guy.  
8 You know, I encourage you and Wade to --  
9 to do your work, see what we can come up with,  
10 and bring it back. And good luck.  
11 BOARD MEMBER WOHLERS: Real quick, can I  
12 ask a question?  
13 THE CHAIRMAN: Yeah, of course.  
14 BOARD MEMBER WOHLERS: Thank you, Chair.  
15 Through the Chair to Mr. Parola and  
16 Mr. McArthur, I appreciate all your efforts on  
17 this.  
18 And I agree with you, Chair, that -- I  
19 think if -- from a financial perspective, if we  
20 could hold off on disposing that capital  
21 because we are very early on into our budgetary  
22 year --  
23 And correct me if I'm wrong, Mr. DeVault,  
24 but -- he's been very busy with a lot of  
25 projects, and I'd -- I'd hate for us to spend

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<p style="text-align: right;">21</p> <p>1 money on something where we could spend it in</p> <p>2 other places that could have additional value.</p> <p>3 THE CHAIRMAN: Thank you, Scott.</p> <p>4 Anybody else?</p> <p>5 BOARD MEMBERS: (No response.)</p> <p>6 THE CHAIRMAN: Okay. I will move to item</p> <p>7 7C, generally my favorite part of the meeting</p> <p>8 when there's a giant spreadsheet.</p> <p>9 So, Guy, if you want to walk us through</p> <p>10 the spreadsheet and the CRA capital project</p> <p>11 plan.</p> <p>12 MR. PAROLA: Thank you.</p> <p>13 You may recall that Council President</p> <p>14 Carrico sponsored legislation that sort of had</p> <p>15 its -- its birth from the downtown committee, a</p> <p>16 committee that -- our understanding, it's been</p> <p>17 a -- continuing to be chaired by Councilman Joe</p> <p>18 Carlucci, and we're enthusiastic about working</p> <p>19 with him on that.</p> <p>20 That said, part of the legislation that</p> <p>21 was recently passed was the requirement that,</p> <p>22 as part of the annual budget, the Downtown</p> <p>23 Investment Authority submit what would amount</p> <p>24 to a five-year capital plan. And no other</p> <p>25 guidance on what it looks like, so this is --</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">23</p> <p>1 we have financial obligations in the future, we</p> <p>2 immediately subtract that from the overall</p> <p>3 ability to spend over here.</p> <p>4 And then we also look at what other,</p> <p>5 besides capital projects, are your revenues</p> <p>6 going to be pressured for. And, quite frankly,</p> <p>7 given all the conversations we've had about</p> <p>8 CRAs and DIA having to cover what maybe the</p> <p>9 General Fund used to cover, we took a rather</p> <p>10 conservative approach and -- and, essentially,</p> <p>11 just divided what is left over after financial</p> <p>12 obligations between future incentives and</p> <p>13 capital projects.</p> <p>14 This is not a -- much like the Capital</p> <p>15 Improvement Plan, this is a statement. We</p> <p>16 intend to stick to it because it reflects not</p> <p>17 only what's in the BID Plan and the CRA Plan</p> <p>18 but also conversations that Lori and -- we've</p> <p>19 been having over the years about our</p> <p>20 priorities.</p> <p>21 It also reflects projects that are</p> <p>22 ongoing, that focus on the river, that focus on</p> <p>23 the Core, and that focus on neighborhood</p> <p>24 interconnectivity.</p> <p>25 That said, we have a new CEO coming on</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">22</p> <p>1 this is our attempt at it.</p> <p>2 And it -- to us, it makes a lot of sense</p> <p>3 because, as you know, the City has a five-year</p> <p>4 Capital Improvement Program. CRA money does</p> <p>5 not go into the CIP. As a matter of fact,</p> <p>6 it -- it's precluded from being in it. So this</p> <p>7 is a great way to let Council and the world</p> <p>8 know what the intent is in terms of capital</p> <p>9 appropriations over the years.</p> <p>10 Just real briefly, it starts off in fiscal</p> <p>11 year '25/'26. If you look at those numbers,</p> <p>12 it's a -- dollar for dollar on what our budgets</p> <p>13 look like going into the -- in the City Council</p> <p>14 this year.</p> <p>15 And I think I had also mentioned that</p> <p>16 August 15th of this year is when our budget</p> <p>17 will be heard in front of the Finance and</p> <p>18 Budget Committee. That's sort of an aside.</p> <p>19 Years 2 through 5, or fiscal years '27</p> <p>20 through '30, is really a statement of how</p> <p>21 future appropriations, if everything lines up,</p> <p>22 will work. These are derived from a couple of</p> <p>23 factors. The first one is we take our</p> <p>24 anticipated budget and immediately give it a</p> <p>25 haircut from our financial obligations. So if</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">24</p> <p>1 board, we don't know necessarily what fiscal</p> <p>2 year '25 and '26 looks like. As we sort of</p> <p>3 talked about on the Southbank, we took an</p> <p>4 unexpected \$652,000 revenue haircut over the</p> <p>5 last year, or over the current year that we're</p> <p>6 in. So while this is a statement of intent,</p> <p>7 there are factors beyond our control that may</p> <p>8 change it.</p> <p>9 So I don't know that I'm really asking</p> <p>10 anything except acknowledgment that this exists</p> <p>11 and permission to provide it to the Budget</p> <p>12 Office and ultimately City Council.</p> <p>13 Here to answer any questions.</p> <p>14 THE CHAIRMAN: Thank you, Guy.</p> <p>15 Any questions for Mr. Parola?</p> <p>16 BOARD MEMBER HIRABAYASHI: Yeah. To</p> <p>17 the -- through the Chair to Mr. Parola, so you</p> <p>18 said that you backed out the funds that are</p> <p>19 committed, and so do you leave some forward</p> <p>20 incentives in, out of this? And if so, what</p> <p>21 does that bucket look like?</p> <p>22 MR. PAROLA: Through the Chair, by way of</p> <p>23 example, if you look at the Northbank -- and we</p> <p>24 assume we have between 9- and \$10,000 remaining</p> <p>25 after financial obligations in the fiscal year.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>



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1 I divided that by 2. So you would have, in a  
2 perfect world, if all these numbers hold true,  
3 4 5 [sic] for future incentives and future  
4 projects, each -- each fiscal year.

5 BOARD MEMBER HIRABAYASHI: Thank you.

6 THE CHAIRMAN: Mr. Hooper.

7 BOARD MEMBER HOOPER: Yeah. Through the  
8 Chair, just curious if -- if there's been  
9 discussion -- because there's been discussions  
10 outside on, you know, property taxes  
11 potentially going away and how that affects us  
12 over -- let's call it '28 through '30. Has  
13 there been any thought kind of at the staff  
14 level, or -- what that's going to do for  
15 certain projects that maybe we've committed?

16 Much like Live Local sort of hurt us in  
17 that regard, I mean, there looks like there  
18 might be some pressures, and -- and we're  
19 voting on projects that -- maybe we don't have  
20 the money.

21 MR. PAROLA: Through the Chair to Board  
22 Member Hooper, we live on property taxes. I  
23 think you could just turn over and look at the  
24 other side of the sheet, and that will tell you  
25 the projects we're able to do if there are no

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1 bit of context for the numbers may be helpful.

2 Anyone else?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: I certainly appreciate you  
5 all working on this and putting it together.  
6 It'll be interesting not only to see how things  
7 move forward with property taxes but also just  
8 the priorities and the -- the thoughts of the  
9 new CEO and how this is massaged over the  
10 years, but I appreciate the work and appreciate  
11 the discussion on this.

12 Anything else, Mr. Parola, from you or  
13 your group?

14 MR. PAROLA: No. Thank you for your time.

15 THE CHAIRMAN: Thanks for your work.

16 Moving on, I just have a couple of  
17 comments. I was not at the July 18th board  
18 meeting, so not only did I miss Lori's last  
19 meeting as CEO, but I missed an opportunity to  
20 thank the board for all the work you did  
21 individually and that we did as a group in  
22 vetting the candidates in coming up with our  
23 selection of Mr. Tarbert.

24 I know I'm incredibly excited about him  
25 coming; I know he's excited. I've talked to

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1 ad valorem taxes in Florida.

2 THE CHAIRMAN: Anybody else?

3 BOARD MEMBER HEAVENER: Just one other --  
4 I don't know if it's helpful or not as we  
5 submit this to show staging on -- like, some of  
6 these, I think -- we can't do them right now  
7 because we need some other project to be  
8 completed.

9 I may be wrong on that, but -- but is  
10 additional context -- people are asking, why  
11 are we waiting X number of years to get this  
12 project. I don't know if that's helpful  
13 additional context that we could provide as  
14 well or -- or if this is submitted and just  
15 wait for questions, but ...

16 MR. PAROLA: Through the Chair, I think  
17 that's a great point. We'll work on a white  
18 paper on it to see what kind of value that  
19 would add. If nothing else, if there was a  
20 question-and-answer session, we would have that  
21 at the ready, so we'll prepare one, and thank  
22 you for the advice.

23 THE CHAIRMAN: Yeah, I tend to agree that  
24 maybe a little backup, just -- whether it's  
25 discussion points or explanations or a little

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1 staff; I know they're really looking forward to  
2 it. But I wanted to personally thank all of  
3 you for the work you did. It was a lot -- a  
4 lot of work. It was an interesting process,  
5 and I think we came to a great result, and I  
6 just appreciate everybody's work.

7 I also appreciate, Guy, you and your  
8 staff, everybody that's here and everybody  
9 that's upstairs, everything you all have done  
10 to step up during this transition and keep  
11 things rolling and take on the challenge.

12 And I can sense the excitement in your  
13 group, and so I think we've got a lot to look  
14 forward to, and I'm anxious to have Mr. Tarbert  
15 in the building and doing his work and working  
16 with him. So I wanted to thank you and your  
17 group for everything you've done.

18 Anything for the good of the order?

19 (No response.)

20 THE CHAIRMAN: All right. Seeing none,  
21 meeting adjourned.

22 Thank you, everybody.

23 (The foregoing proceedings were adjourned  
24 at 2:49 p.m.)  
25 - - -

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