



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, February 21st, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Board Chair; Braxton Gillam, Esq.; Joe Hassan; Carol Worsham; Sondra Fetner, Esq.; Patrick Krechowski, Esq.; Micah Heavener; Melinda Powers, Esq.

Mayor’s Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allen DeVault, Project Manager; Todd Higginbotham, Parking Strategy Coordinator; Susan Kelly, Redevelopment Coordinator; Ina Mezini, Strategic Initiatives Coordinator; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called the CRA meeting to order at 2:04 pm. This was followed by the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

Board Chair Citrano opened the floor to public comments not relating to the Riverfront Plaza Project.

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:

Carnell Oliver	Living conditions of African Americans
Pam Sorensan	Storage on Southbank – Not in Favor

Board Chair Citrano asked representatives of JEA to approach the podium and address the Board.

Jordan Pope, accompanied by Curt Wilson, (JEA) mentioned that they were there to discuss the potential relocation of the electric duct bank at the Riverfront Plaza site. He mentioned that they will be ready to relocate those lines when it’s determined the proposed locations do not interfere with the development pad.



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Member Gillam asked the JEA representative if their work could be done this year.

Mr. Pope responded the timing could be discussed and that the work would take a year or longer to complete and construction could be started fairly soon. He concluded that the budget would not be a challenge.

CEO Boyer provided an update on larger projects that were characterized as not moving forward.

Member Heaver mentioned that it is not uncommon for projects that size to experience the difficulties getting off the ground and moving forward.

Board Chair Citrano mentioned that bigger projects cost more and have a bigger risk with changes in the economy, which is what happened. He concluded that the deals are not dead but delayed.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Ms. Ava Hill read for the record the Voting Conflict Disclosure submitted by Board Chair Citrano for Resolution 2024-02-03 Jones Bros New Construction. Board Chair Citrano advised everyone that he was told he could vote during the meeting.

B. JANUARY 17TH 2024 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Citrano called for a motion to approve the meeting minutes.

Motion: Member Gillam motioned to approve the January 17th, 2024, Community Redevelopment Agency Meeting Minutes.

Second: Member Hassan seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

Board Chair Citrano pulled Resolution 2024-02-01 MOSH RDA from the consent agenda and said it would be taken up separately. He mentioned that the only two items on the



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consent agenda were Resolution 2024-02-04 Hyatt Parking and Resolution 2024-02-04 Sally's Dark Ride and asked for a motion.

Motion: Member Gillam motioned to approve the consent agenda.

Second: Member Worsham seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2024-02-01 MOSH AMENDED RDA

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") RECOMMENDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. ("MOSH") DATED MAY 22, 2023, ("RDA) AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE GROUND LEASE, IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE "CEO") TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer mentioned that representatives of MOSH were present to present to the Board but advised to get a motion to approve the resolution first.

Board Chair Citrano called for a motion to approve Resolution 2024-02-01.

Motion: Member Gillam motioned to approve the resolution.

Seconded: Member Worsham seconded the motion.

Dr. Al Dove of MOSH asked the Board to consider an adjustment to the language of the resolution that included changing the date on page 3 to March 30th.

Motion: Member Worsham motioned amend the date on page 3 to March 30th, 2024.

Seconded: Member Gillam seconded the motion.

Board Chair Citrano called for a vote on the amended resolution.



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Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

E. RESOLUTION 2024-02-03 JONES BROS NEW CONSTRUCTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A RECAPTURE ENHANCED VALUE GRANT (“REV GRANT”), AND COMPLETION GRANT FOR THE DEVELOPMENT OF A MIXED USE PROPERTY KNOWN AS JONES ON HOGAN IN THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE “CEO”) TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND CLL JONES BROS LLC OR A RELATED AFFILIATE OF CORNER LOT DEVELOPMENT AS MAY BE ESTABLISHED (“DEVELOPER”); AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer mentioned that Member Fetner pointed out a few concerns in the term sheet. These concerns included not wanting to call out specific names of agencies and a reference concerning historic signage, and a scrivener’s error on page one of the resolution.

Board Chair Citrano called for a motion to approve the amended Resolution 2024-02-03.

Motion: Member Gillam motioned to approve the amended resolution.
Seconded: Member Worsham seconded the motion.

Board Chair Citrano opened the floor for discussion.

Member Fetner asked about verbiage on the number of private events and suggested changing the verbiage to “12 private events unless approved by the DIA or Parks Department.”

Board Chair Citrano called for a motion to approve the amendment to resolution 2024-02-03.

Motion: Member Fetner motioned to approve the amendment to the resolution.
Seconded: Member Worsham seconded the motion.



Board Chair Citrano called for a vote on the amendment to the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

Board Chair Citrano then called for a vote on the amended resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

F. RESOLUTION 2024-02-02 RIVERFRONT PLAZA RESTAURANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE DEVELOPMENT OF A STANDALONE RESTAURANT ON THE HOGAN STREET RIVERFRONT DEVELOPMENT PARCEL ADJACENT TO RIVERFRONT PLAZA; AUTHORIZING THE DESIGN OF SUCH A RESTAURANT; DIRECTING DIA STAFF TO REQUIRE THE CHOSEN DESIGN TEAM TO CONDUCT PUBLIC OUTREACH FOR INPUT PRIOR TO DESIGN COMMENCEMENT; DIRECTING STAFF TO DEVELOP OPERATIONAL REQUIRMENTS FOR FUTURE CONSIDERATION BY THE BOARD THAT CONSIDER ALL THE FOOD AND BEVERAGE LOCATIONS WITHIN THE BOUNDARIES OF RIVERFRONT PLAZA; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Chair Citrano called for public comments concerning Resolution 2024-02-02 Riverfront Plaza Restaurant.

- JoAnn Trednick 1206 Hubbard St
- Joe Porter 2358 Riverside Ave #702
- Sherry Magill 3339 Oak St
- Rick Pariani 1534 Avondale Ave
- Melissa Ross 117 W Duval Street STE 400
- Anne Coglianese 117 W Duval Street STE 400



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Mike Zaffaroni	8178 San Jose Blvd
Wayne Wood	2821 Riverside Ave
A.J. Alenduff	1339 River Hills Ct
Natalie Rosenberg	1871 Montgomery Pl
Scott Kennelly	1021 Saratoga Dr
Trisha Meili	2358 Riverside Ave
William Harrell	6740 Epping Forest #116
Jim Schwarz	2358 Riverside Ave
Mincy Pollock	1225 W Beaver St
Nancy Powell	
Ted Pappas	

Board Chair Citrano called for a motion to approve the resolution.

Motion: Member Gillam motioned to approve Resolution 2024-02-02.

Seconded: Member Krechowski seconded the motion.

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

Member Krechowski expressed his excitement for the project. He mentioned it being a great contribution to the larger park and thinks it won't ruin the park. He concluded that he is in full support of the resolution.

Member Powers expressed her appreciation for everyone attending the meeting and shared that she thought more public involvement would be helpful.

Member Fetner thanked the public for their input. She also said that she believed that there should be more public involvement in the beginning of the project. She also spoke on DIA getting into the business of running restaurants and doing due diligence for the next steps.

Member Heavener said that he's learned a lot during the process and that his biggest concern is activating Downtown and that he agrees ownership should be private. He concluded that the benefit is that we can maintain some type of control over the development and that he supports the restaurant.

Member Gillam expressed that reasonable people could agree to disagree and spoke on the premise that there has not been an open process. He spoke about his experience with public involvement and said that the Board does have a public process and during that process they promised a restaurant. Member Gillam mentioned that it is a great



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opportunity and said he thought I was a good idea to lease the property and that he favors the restaurant.

Member Worsham thanked everyone for their input and pointed out they do have a plan and it was worked on through the community for years. She expressed that she hated that everyone was focused on one dot of nodal activity of the riverwalk that is continually being improved. Member Worsham expressed that she was excited to see what they could do with that food and beverage opportunity as asset to the park and Downtown Jacksonville.

Member Hassan thanked everyone for their input and passion concerning what happening with the project are. He expressed that he was in favor of the restaurant and explained why. Member Hassan also mentioned that he thought it was a misconception that the City is trying to get into the restaurant business, but that it made sense for the City to control the real estate. He concluded that he thought it was wise to slow the project down and that he was in favor of moving forward with the restaurant.

Board Chair Citrano expressed his appreciation for the public's involvement and shared that he opposes the restaurant, he feels resiliency is an issue, a free-standing structure on the riverfront is also an issue, and the Board doesn't know if there will be an ongoing financial obligation for a long period of time. He mentioned he's in favor of food and beverage but does not want a 3rd structure on the site. He then gave the floor to Councilmember Jimmy Peluso.

Councilmember Jimmy Peluso expressed that Downtown, and the site is incredibly important to him. He mentioned that Perkins and Will should have been more involved and gave examples of how. Councilmember Peluso said that there should have been an advisory body and hopefully there will be for the next steps. He mentioned that he didn't have an issue with a restaurant, but he felt like it was just decided. Thanked everyone for their input and for the opportunity to speak.

Member Fetner asked if the resolution passes, will the question of the operator and lease come back to the Board.

CEO Boyer responded yes.

Member Fetner also asked if the restaurant is profitable, and can the revenue be dedicated to the park.

CEO Boyer responded yes.



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Board Chair Citrano asked if an RFP would be put out for an architect and then had questions concerning the process and next steps.

CEO Boyer answered that an RFP is out right now. Concerning the process, she mentioned that the public would be given the opportunity to weigh in on the design criteria, then the architect would come up with a concept design, and then it would go to the Board for direction and that would include cost options.

Board Chair Citrano asked if the Board would see this project multiple times before the shovel hits the dirt.

CEO Boyer answered yes and advised that the Board be sure to make it clear if they want a restaurant or not.

Seeing there were no more questions or comments, Board Chair Citrano called for a vote on Resolution 2024-02-02 Riverfront Plaza Restaurant.

Vote: Aye: 7 Nay: 1 Abstain: 0

MOTION PASSED 7-1-0

A. ADJOURNMENT

Board Chair Citrano adjourned the CRA meeting at 3:57 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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DRAFT MEETING MINUTES

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Mayor’s Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allen DeVault, Project Manager; Todd Higginbotham, Parking Strategy Coordinator; Susan Kelly, Redevelopment Coordinator; Ina Mezini, Strategic Initiatives Coordinator; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called to order the Downtown Investment Authority Meeting at 3:57 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JANUARY 17TH 2024 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Citrano called for a vote to approve the amended December 20th, 2023, Downtown Investment Authority Meeting Minutes as provided.

Motion: Member Worsham motioned to move to approve the meeting minutes.

Second: Member Krechowski seconded the motion.

Vote: **Aye: 8** **Nay: 0** **Abstain: 0**

MOTION PASSED UNANIMOUSLY 8-0-0

B. CONSENT AGENDA

Board Chair Citrano asked for a motion to approve the consent agenda (Resolution 2024-02-06).



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Motion: Member Gillam motioned to approve the consent agenda.

Second: Member Krechowski seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. RESOLUTION 2024-02-07 PARKING CODE UPDATES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY REQUESTING THAT CITY COUNCIL AMEND CHAPTER 802 IN A MANNER SUBSTANTIALLY SIMILAR TO THE ATTACHED EXHIBIT A; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO CONTINUE TO WORK WITH THE OFFICE OF GENERAL COUNCIL ON SPECIFIC LANGUAGE IN EXHIBIT A, PROVIDED THAT THE CHANGES RECOMMENDED TO CITY COUNCIL ARE SUBSTANTIALLY SIMILAR TO THOSE FOUND IN EXHIBIT A; PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the resolution was approved unanimously during the committee meeting, but Member Fetner brought up some questions regarding language that would give DIA more flexibility. She mentioned changes were made to the exhibit that would allow flexible rates, the ability to charge on the weekends and to address the time and rates allowed in a zone. CEO Boyer concluded that it was not perfect but that the Office of General Counsel would get it to where it needs to be.

Board Chair Citrano called for a motion to approve Resolution 2024-02-07 as presented.

Motion: Member Gillam motioned to approve the resolution.

Seconded: Member Hassan seconded the motion.

Board Chair Citrano called for individual votes to approve the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2024-02-05 CH 656 ORD CODE CHANGES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN SUPPORT OF ORDINANCE 2024-039, AMENDING CHAPTER 656, JACKSONVILLE CODE OF ORDINANCES, ATTACHED AS



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EXHIBIT ‘A’ TO THIS RESOLUTION; REQUESTING THAT CITY COUNCIL ADOPT ORDINANCE 2024-039; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Susan Kelly explained that the resolution was not on consent because there were revisions made to its language found in Exhibit B. She explained that the resolution pertained to an ordinance that would amend the Downtown Zoning Overlay. Mrs. Kelly also spoke on the review processes of DDRB, exempting historic structures, and revisions to the deviation section of the original ordinance. She mentioned that capital projects do not have to go to Council for final approval but only DDRB.

Board Chair Citrano called for a motion to approve the resolution.

Motion: Member Gillam motioned to approve the resolution.
Seconded: Member Hassan seconded the motion.

Board Chair Citrano called for individual votes to approve the resolution.

Vote: **Aye: 8** **Nay: 0** **Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 8-0-0

III. CEO INFORMATIONAL BRIEFING

Before CEO Boyer gave her CEO’s Report, Board Chair Citrano reiterated that the two projects in the news that were deemed dead are not dead but stalled. He continued by saying that it is due to issues that the City or DIA can control, but the economy. He spoke on the Board getting blamed for things that they can’t control. He encouraged the public to listen closely to the CEO’s report and focus on the volume and value of the projects in most because they are impressive. He then turned the meeting over to CEO Boyer.

A. OLD AND NEW BUSINESS

There was no old or new business to discuss.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, C.E.O. Boyer described various project updates and then reviewed performance measures for the following:



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- Mayoral Priorities
- Budget
- Legislation
- Parking RFP
- Grant Meeting
- Professional Services RFP's
- Capital Project Updates
- Development Updates
- Pending Legislation

IV. ADJOURNMENT

Seeing there was no further discussion, Board Chair Citrano adjourned the DIA meeting at 4:36 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.