



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, May 9th, 2024
10:00 AM

Retail Enhancement and Property Disposition Committee Meeting
DRAFT MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:

Patrick Krechowski, Esq, Chair

Jim Citrano (Ex Officio)

Sondra Fetner, Esq.

DIA Board Members Participating: Melinda Powers, Esq. (via Zoom)

DIA Staff Present: 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: Joelle Dillard, Esq.

Council Members Present: None

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee Meeting was called to order at 10:12 a.m. by Patrick Krechowski, Committee Chair. This was followed by introductions.

II. PUBLIC COMMENTS

There were no public comments.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Citrano declared a voting conflict for Resolution 2024-05-02 Players Grille and advised that he would file a Form 8B and abstain from voting.

Committee Chair Krechowski advised that if the resolution passed, it would go before the Board but would not be on the consent agenda.

IV. APRIL 8TH, 2024, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL

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

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

Second: Board Chair Citrano seconded the motion.

Committee Chair Krechowski called for a vote.

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

V. RESOLUTION 2024-05-02 PLAYERS GRILLE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO PLAYERS GROUP, LLC (“PLAYERS GRILLE” OR “GRANTEE”), TO ESTABLISH A FOOD AND BEVERAGE BUSINESS IN THE HOME2SUITES HOTEL LOCATED AT 600 PARK STREET JACKSONVILLE FL 32204 WHERE APPLICANT MAINTAINS A LEASE FEE INTEREST; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Allan DeVault, Project Manager for DIA, advised that the two resolutions being presented are in the basic retail enhancement program areas. Using the staff report, he provided an overview of the resolution describing its proposed location, the total square footage, target market, total investment, business plan, and the results of its scoring matrix.

Mr. Philip Visali, CEO of Players Group LLC, introduced himself, CFO Dominic Raices, and his team and advised that they were available for questions.

Committee Chair Krechowski called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.

Seconded: Committee Chair Krechowski seconded the motion.

Committee Chair Krechowski opened the floor for discussion.

Committee Member Fetner expressed her excitement for the project.

Committee Chair Krechowski echoed Member Fetner’s excitement acknowledging the various changes occurring in the area.

Board Chair Citrano mentioned meeting with the owner and discussing his vision for the project and other projects. He also expressed his excitement for the project.

Committee Chair Krechowski reiterated that there were only two voting members, and that the resolution would go to the Board but not on consent if passed. He then called for a vote.

Vote: Aye: 2 Nay: 0 Abstain: 0

THE MOTION PASSED 2-0-0

VI. RESOLUTION 2024-05-03 BABY GOT BRUNCH

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO BABY GOT BRUNCH, LLC (“BABY GOT BRUNCH” OR “GRANTEE”), TO ESTABLISH A FOOD AND BEVERAGE BUSINESS IN A PROPETRTY OWNED BY THE APPLICANT LOCATED AT 610 NORTH JULIA STREET JACKSONVILLE FL 32202; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Allan DeVault explained that the restaurant is named after Mr. Stroud who was nicknamed Big Baby during his time as a Jacksonville Jaguar. He then provided an overview of the resolution mentioning its proximity to the Gateway project, key personnel, partner contractors, the brunch themed menu, hours of operation, total investments, business plan, and its scoring matrix. He concluded with the project’s 3-year amortization as a retail enhancement program.

Mr. Marcus Stroud, Owner of Baby Got Brunch, LLC, explained his vision for the restaurant and mentioned that he wanted to bring a New York City or Atlanta type of vibe to Downtown Jacksonville with good quality service.

Committee Chair Krechowski called for a motion and second to approve the resolution.

Motion: Board Chair Citrano moved to approve the resolution.
Seconded: Committee Member Fetner seconded the motion.

Committee Chair Krechowski opened the floor for discussion.

Committee Member Fetner mentioned expressed her excitement for the project.

Committee Chair Krechowski mentioned that loves seeing the positivity and growth being brought back to the area and that he appreciated the hours of operation.

Board Chair Citrano thanked Mr. Stroud for his commitment to Downtown Jacksonville. He also mentioned that it was encouraging to see the number of applications coming through.

Committee Chair Krechowski called for a vote.

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0

Committee Chair Krechowski reminded everyone of the coming Special Committee on the Future of Downtown and encouraged everyone to attend.

VII. ADJOURNMENT

Seeing no further discussion, Committee Chair Krechowski adjourned the meeting at 10:29 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.