



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, June 12, 2025
9:30 AM

Retail Enhancement and Property Disposition Committee Meeting
MEETING MINUTES

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

Jill Caffey (Chair); Sondra Fetner, Esq.; John Hirabayashi; Carrie Bailey; Patrick Krechowski, Esq. (Ex Officio)

DIA Board Members in Attendance: Cameron Hopper, Scott Wohlers

DIA Staff Present: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Mayor's Office Present: Bill Delaney

Council Members Present: None

I. CALL TO ORDER

Committee Chair Jill Caffey called the Retail Enhancement and Property Disposition Committee Meeting to order at 9:32 am and asked for introductions from the Board and Staff.

II. PUBLIC COMMENTS

There were no public comments requests.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. MAY 15TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL

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

Motion: Committee Member Fetner moved to approve the meeting minutes.
Seconded: Committee Member Heavener seconded the motion.

Seeing no discussion, Committee Chair Caffey called for a vote.

Vote: **Aye: 5** **Nay: 0** **Abstain: 0**

THE MOTION PASSED 5-0-0

V. RESOLUTION 2025-06-04 APEX MODIFICATION

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EXTEND THE CLOSING DATE OF THE LEASE BUY OUT AND TERMINATION AS APPROVED BY DIA BOARD RESOLUTION 2025-05-02 BETWEEN ARLINGTON PRINTING AND STATIONERS, INC. AND APEX BUILDING OF JACKSONVILLE, LTD. ("APEX" OR "LESSEE") IN ITS LEASE WITH THE CITY OF JACKSONVILLE AND DOWNTOWN INVESTMENT AUTHORITY (AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY) ("LESSOR") IN ORDER TO PROVIDE APEX WITH SUFFICIENT TIME TO EXTRACT ALL OF ITS EQUIPMENT AND OTHER BUSINESS ASSETS FROM THE PROPERTY; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wade McArthur, DIA Property Disposition Manager, explained that the Board approved a lease buyout for APEX the previous month. In follow-up discussions, APEX indicated they needed more time to remove their equipment due to previously unsuccessful attempts to sell their business assets. A deadline for no later than November 30 was set; with the hope they would leave sooner. The site was being considered for a potential exchange involving the Conventions Center parcel. At the request of Committee Member Fetner, two provisions were added: allowing public use of the nearby parking lot on nights and weekends and placing two portable toilets and a handwashing station. APEX agreed, and these terms were to be included in the lease termination agreement.

Committee Member Fetner added that Lift Every Voice and Sing Park had hosted weekly events for the past three months, supported by the organization she works for, with two to three activations such as yoga and a music festival scheduled each month. Parking remained limited, and portable toilets took up valuable space within the small park.

Committee Chair Caffey opened the floor for discussion.

Board Chair Krechowski pointed out a scrivener's error at the end of the first whereas clause.

Committee Member Bailey also asked who would be responsible for performing the due diligence, the City or Vestcor. Mr. Steve Kelley responded that Vestcor would be responsible for the due diligence.

Seeing no further discussion, Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Hirabayashi moved to approve the resolution.
Seconded: Committee Member Bailey seconded the motion.

CEO Lori Boyer asked the committee to clarify that the motion was for the red-lined resolution and not the one previously distributed. Committee Chair Caffey confirmed the motion was for the red-lined version.

Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 5-0-0

VI. RESOLUTION 2025-06-10 BESA BAKERY

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE A WARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAB-REP) TO BESA BAKERY, LLC AND ILLYRIA PROPERTIES 6, LLC ("GRANTEES"); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; 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.

Mr. Allan DeVault, CRA Redevelopment Manager, pointed out a correction in the staff report, noting that the co-applicants were Bessa Bakery and Illyria Properties. The ownership group, which also launched Decca Live and the recently approved Kean's Irish Pub, planned to open Bessa Bakery at 301 East Bay Street. The concept included a bakery with pastries and coffee on one side and a cocktail bar on the other, operating daily from 7 am to 10 pm and until 2 am on weekends. Mr. DeVault highlighted the strong business plan, experienced team, and how this project would further diversify Bay Street food and entertainment offering.

Committee Chair Caffey opened the floor for discussion.

Committee Member Fetner asked if anything needed to be changed concerning the co-applicant's names. Mr. DeVault's response was no and that the co-applicant was correct.

Seeing no further discussion, Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Hirabayashi moved to approve the resolution.
Seconded: Committee Member Fetner seconded the motion.

Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 5-0-0

VII. RESOLUTION 2025-06-11 DUVAL 212 ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO EXECUTE A SITE ACCESS AGREEMENT ("AGREEMENT") WITH DUVAL 212, LLC ("DEVELOPER") OR AFFILIATED ENTITY THEREOF, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS FOR

THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THOSE CERTAIN CITY OWNED REAL PROPERTIES IDENTIFIED BY REAL ESTATE NUMBERS 073558-0000 (216 DUVAL ST E), 073561-0000 (222 DUVAL ST E), AND 073560-0000 (228 DUVAL ST E) COLLECTIVELY REFERRED TO HEREIN AS "THE PROPERTY" AND ILLUSTRATED BY EXIHBT 'A'; AUTHORIZING ITS CEO TO NEGOTIATE TERMS AND CONDITIONS PRIOR TO EXECUTION OF A SITE ACCESS AGREEMENT; INSTRUCTING ITS CEO TO OBTAIN APPROVAL FROM THE CITY'S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Steve Kelley, Director of Downtown Real Estate and Development, explained that the access agreement for Duval 212 followed the property disposition of three lots on Duval Street, which was submitted in April. After issuing the notice of disposition, Duval 212 was selected as the winning bidder. The Board was now entering into a standard six-month access agreement to allow the developer to complete due diligence. A separate resolution regarding the requested development incentives was scheduled for presentation the following day.

Committee Chair Caffey opened the floor for discussion.

Committee Member Bailey asked if that was a typical agreement. Mr. Kelley responded yes and explained that the access agreement was a typical boilerplate document used in similar cases.

Seeing no further discussion, Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Bailey moved to approve the resolution.
Seconded: Committee Member Fetner seconded the motion.

Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 5-0-0

VIII. OTHER DISCUSSIONS

CEO Boyer advised the committee that they'd be receiving phone calls from Mr. Kelley regarding the potential Vestcor swap or purchase. She mentioned that there were questions that were brought up and they need the Board's input.

IX. ADJOURNMENT

Seeing no further discussion, Committee Chair Caffey adjourned the meeting at 9:47 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.