



Downtown Investment Authority
Strategic Implementation Committee Meeting
Friday, February 14th, 2025
10:00 AM

Strategic Implementation Committee Meeting
MEETING MINUTES

Strategic Implementation Committee Members (CM) in Attendance:

Micah Heavener (Chair); Sondra Fetner; John Hirabayashi; Cameron Hooper; Patrick Krechowski, Esq., Ex Officio

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

Office of General Counsel: John Sawyer, Esq.

Council Members Present: None

I. CALL TO ORDER

Micah Heavener, Committee Chair, called the Strategic Implementation Committee Meeting to order at 10:01 am.

II. PUBLIC COMMENTS

There were no public comments.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

Before proceeding with the meeting, Committee Chair Heavener asked everyone to introduce themselves.

IV. DECEMBER 13TH, 2025, STRATEGIC IMPLEMENTATION COMMITTEE MEETING MINUTES APPROVAL

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

Motion: Committee Member Hirabayashi moved to approve the meeting minutes.

Seconded: Board Chair Krechowski seconded the motion.

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

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

V. RESOLUTION 2025-02-06 21 E ADAMS FACADE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF DIA STOREFRONT FAÇADE GRANT AGREEMENT TO 21 E ADAMS ST, LLC (“APPLICANT” OR “GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Mr. Allan DeVault (DIA Project Manager) gave a brief overview of the Façade Grant explaining that it is allowed in the historic district of Downtown Jacksonville, is a funding mechanism based on the square footage of the facade, has limiters based on total funding, and that the total amount funded was no more than \$75,000 per facade. He mentioned that this façade grant would be based on work done with a limiter of 50% or less of work being performed. He then reviewed the details of the resolution and term sheet citing the project location, owner, building history, and some funding would go toward awning and signage.

Committee Chair Heavener called for a motion on the resolution.

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

Seeing no discussion, Committee Chair Heavener called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VI. RESOLUTION 2025-02-07 BAPTIST ALLOCATION OF DEVELOPMENT RIGHTS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXERCISING ITS AUTHORITY TO NEGOTIATE, ASSIGN AND ALLOCATE DEVELOPMENT RIGHTS WITHIN THE CENTRAL BUSINESS DISTRICT PURSUANT TO CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES;

ALLOCATING UP TO ONE HUNDRED THIRTY THOUSAND (130,000) SQUARE FEET OF OFFICE/MEDICAL OFFICE TO SOUTHERN BAPTIST HOSPITAL OF FLORIDA, INC. OR AFFILIATED ENTITY THEREOF; ESTABLISHING PERFORMANCE REQUIREMENTS AND CLAWBACK PROVISIONS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Mr. Guy Parola (DIA Director of Operations) detailed the allocation of 130,000 square feet for a new emergency facilities building for Baptist that was approved in January. He provided a brief explanation of Florida's past approach to development rights, which was phased out in the 2000s, consolidating entitlements into the comprehensive plan. He concluded that this allocation left about 20.3 million square feet of office space downtown and then welcomed questions.

Board Chair Krechowski asked what the \$20 million would cover and what sort of footprint it would cover and if it would cover both sides of the river. Mr. Parola responded that it was the Board's footprint, which is Downtown's footprint including all 4 square miles and another 20 million square feet.

Committee Member Hirabayashi asked if the ability to allocate development rights fell under DIA. Mr. Parola's response was yes and then explained.

Committee Chair Heavener called for a motion on the resolution.

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

Mr. Parola suggested entertaining an amendment and pointed out minor revisions to the resolution to replace "the" with "any" and another change on page 2 of the resolution to add language that would allow a transfer to a similar entity.

Committee Chair Heavener called for a motion on the amendment to the resolution.

Motion: Committee Member Fetner moved to amend with the additions presented by staff.
Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no further discussion, Committee Chair Heavener called for a vote on the amendment.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

Committee Chair Heavener called for a vote on the resolution as amended.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VII. ADJOURNMENT

Seeing no other matters for discussion, Committee Chair Heavener adjourned the meeting at 10:16 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.