Commu	inity Redevelopment Agency		Uncertified Condensed Copy
			3
		1	board member.
		2	BOARD MEMBER WOHLERS: Scott Wohlers,
	CITY OF JACKSONVILLE	3	board member.
	COMMUNITY REDEVELOPMENT AGENCY	4	THE CHAIRMAN: Patrick Krechowski, board
	BOARD MEETING	5	member.
		-	
		6	BOARD MEMBER HIRABAYASHI: John
	Proceedings held on Wednesday, April 16, 2025,	7	Hirabayashi, board member.
	commencing at 2:00 p.m., the Edward Ball Building,	8	BOARD MEMBER BAILEY: Carrie Bailey, board
	Room 1001, First Floor, 214 North Hogan Street,	9	member.
	Jacksonville, Florida, before Diane M. Tropia, FPR, a	10	BOARD MEMBER CAFFEY: Jill Caffey, board
		11	member.
	Notary Public in and for the State of Florida at Large.	12	BOARD MEMBER FETNER: Sondra Fetner, board
		13	member.
	BOARD MEMBERS PRESENT:	-	
	PATRICK KRECHOWSKI, Chair. MICAH HEAVENER, Vice Chair.	14	THE CHAIRMAN: Back to you, John.
	SONDRA FETNER, Secretary.	15	MR. SAWYER: John Sawyer, Office of
	SCOTT WOHLERS, Board Member. JILL CAFFEY, Board Member.	16	General Counsel.
	JOHN HIRABAYASHI, Board Member. CAMERON HOOPER, Board Member.	17	MR. PAROLA: Guy Parola, director of
	CARRIE BAILEY, Board Member.	18	operations.
	ALSO PRESENT:	19	MS. BOYER: Lori Boyer, CEO.
	LORI BOYER, DIA, Chief Executive Officer.	20	MR. MCARTHUR: Wade McArthur, property
	GUY PAROLA, DIA, Operations Manager. STEVE KELLEY, DIA, Director of Development.	-	
	INA MEZINI, Strategic Initiatives Coordinator. WADE MCARTHUR, DIA, Property Disposition Mgr.	21	disposition manager.
	ALLAN DEVAULT, DIA, Project Manager. JOHN SAWYER, Office of General Counsel.	22	THE CHAIRMAN: And I saw there's Steve
	BILL DELANEY, Council Liaison, Mayor's Office. AVA HILL, Administrative Assistant.	23	Kelley walking in.
	,	24	Welcome, everybody. Thanks to all of you
		25	for being here. We've got a full agenda, so
			Diane M. Tropia, Inc.
	Diang M. Tropia , Inc.		Post Office Box 2375, Jacksonville, FL 32203
	Post Office Box 2575 Jacksonville , FL 32203 (904) 521-0300		(904) 821-0300
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			4
1	PROCEEDINGS	1	I'll try to keep us on task and on target.
	April 16, 2025 2:00 p.m.	2	Ava, let's start with public comments,
2		3	please.
3	THE CHAIRMAN: All right. Good afternoon,	4	MS. HILL: We'll start with John Nooney.
4	everyone.	5	(Audience member approaches the podium.)
5	We're going to call this Downtown	6	MS. HILL: Please state your name and
6	Investment Authority meeting to order.	7	address for the record.
7	First thing we'll do is rise and join in	8	AUDIENCE MEMBER: Hello.
8	the Pledge, please.	9	I am John J. Nooney.
9	(Recitation of the Pledge of Allegiance.)	10	Jacksonville City Council Resolution
10	THE CHAIRMAN: Thank you.		•
11	Before we get to introductions, just	11	2023-0819.
12	we're in a different space. I'm merely a small	12	I also have an outstanding JSO trespass
13	country lawyer, I won't comment on the design	13	citation, 2024-0571349. That's JU.
14	of this space just yet. But if your mics are	14	2024-0107. You know, I missed the
		15	ribbon-cutting ceremony on that one.
15	green, they're on. You don't have to hold	16	(Mr. Delaney enters the proceedings.)
16	them, but we need to speak directly into them	17	MR. NOONEY: It's real. I ran into
17	so everything we say can be transcribed. So	18	President Cost, you know, over at City Hall the
18	please keep that in mind.	19	other day. You know, it's it's lifetime, so
19	And with that, we'll it's weird having	20	I've got to get that removed.
20	people behind us, but we'll kind of go		
21	around Cameron, if you want to start with	21	DIA, you know, downtown includes academia.
22	introductions, please.	22	Downtown is America. Downtown is alcohol. You
23	BOARD MEMBER HOOPER: Cameron Hooper,	23	know, I got some real American beer. You know,
24	board member.	24	we've got Sip & Stroll tomorrow tonight. You
25	BOARD MEMBER HEAVENER: Micah Heavener,	25	know
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1	5 You know, Jacksonville, you know, it's	1	7 Thank you for listening, and let's see
2	over 800 square miles. You are the Downtown Investment Authority. And on my speaker	2 3	that resolution. THE CHAIRMAN: Thank you, Mr. Nooney.
4	card let me just say that the primary reason	3 4	MS. HILL: Next we have Darren Harvey.
5	I'm here also is you know, our place you	5	(Audience member approaches the podium.)
6	know and I've shared this before, but I went	6	MS. HILL: Please state your name and
7	to the Northeast Regional Council two years ago	7	address for the record.
8	with our place. You know, we're on Pottsburg	8	AUDIENCE MEMBER: Okay. Good afternoon.
9	Creek and it connects to the Arlington River, which connects to downtown.	9	My name is Darren Harvey. My business
10 11	Well, five months ago, Parks, our	10 11	address is 904 Market Street, Jacksonville, 32204.
12	waterways department recognized and said, hey,	12	I just wanted to introduce myself. I'm a
13	look at Nooney's place. They did. They put us	13	new business owner here. I've just come from
14	on the FIND list. And that's this	14	Green Bay and I acquired a construction
15	(indicating). That's the Florida Inland	15	management company, the CMS Group. We're
16	Navigation District. So that's worldwide.	16	located over in Riverside.
17	We're taking the show on the road. You know,	17	And I also represent the Whetstone family
18 19	there is pending legislation. I want to be one of the biggest cheerleaders; it's happening.	18 19	in a couple of buildings that are over off of Jefferson and State. They were just designated
20	You know, we ink a movie deal. Gregory	20	local historic buildings, so we'll be looking
21	Grant. You know, call them the JSEB Five. You	21	at opportunities to see how we can better
22	know, there is unbelievable legislation that's	22	not just refurbish them, but develop them.
23	pending. You know, I'm going to all of these	23	So, again, the purpose of my statement is
24	counties right now. When you look at the	24	just to say, hey, I'm in Jacksonville. I'm not
25	minutes, how I was reflected in that.	25	from Jacksonville. My wife is from
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1	The reason I'm here and, again, I'm	1	Jacksonville. But this is where we're going to
2	going to start asking this. I am here asking	2	finish out our final chapter here, so thank you
2 3	going to start asking this. I am here asking and seeking a DIA resolution of support	2 3	finish out our final chapter here, so thank you for your time.
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1	THE CHAIRMAN: All right. With that,	1	THE CHAIRMAN: Mr. Wohlers.
2	we'll go on to Item 3B, March 19, 2025,	2	BOARD MEMBER WOHLERS: In favor.
3	Community Redevelopment Agency meeting minutes	3	THE CHAIRMAN: Mr. Hirabayashi.
4	for approval. I'll entertain a motion.	4	BOARD MEMBER HIRABAYASHI: In favor.
5	BOARD MEMBER BAILEY: Move to approve.	5	THE CHAIRMAN: Ms. Bailey.
6	BOARD MEMBER HEAVENER: Second.	6	BOARD MEMBER BAILEY: In favor. THE CHAIRMAN: Ms. Caffey.
7 8	THE CHAIRMAN: All right. We have a motion and a second. Any discussion,	7 8	BOARD MEMBER CAFFEY: In favor.
9	corrections, comments?	9	THE CHAIRMAN: Ms. Fetner.
10	BOARD MEMBERS: (No response.)	10	BOARD MEMBER FETNER: In favor.
11	THE CHAIRMAN: All right. Seeing none,	11	THE CHAIRMAN: And I, too, am in favor, so
12	we'll take a group vote.	12	the consent agenda is unanimously approved.
13	All in favor, signify by saying aye.	13	And I'm remiss in welcoming Ms. Bailey.
14	BOARD MEMBERS: Aye.	14	Thank you for being here. We're glad to have
15	THE CHAIRMAN: Any opposed?	15	you on the board.
16	BOARD MEMBERS: (No response.)	16	BOARD MEMBER BAILEY: Thank you. Glad to
17 18	THE CHAIRMAN: And the March 19th, 2025, Community Redevelopment Agency meeting minutes	17 18	be here. THE CHAIRMAN: Okay. Item 3D on the
19	are approved.	19	Community Redevelopment Agency agenda,
20	Moving on now to Item 3C. And before I go	20	Resolution 2025-04-01, the Northbank proposed
21	any further, just Ms. Boyer, I can't see	21	fiscal year '26 CRA budget.
22	you, so if do what my mom used to do and	22	Ms. Boyer, I assume I'm turning it over to
23	hiss at me or something if you need my	23	you.
24	attention or you need to make any comment. I	24	MS. BOYER: Thank you, Mr. Chairman.
25	just can't I can't make eye contact, so I	25	So what you have in your book is you have
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	10		12
1	can't see whether you need to make any comments	1	the resolution and then directly behind the
2	or anything like that, so just give me a verbal.	2	resolution is the exhibit that is amended per the action of the committee. And what you have
4	MS. BOYER: Okay. Thank you.	4	following it is an Exhibit A with multiple
5	THE CHAIRMAN: Moving on to Item 3C, the	5	columns and some highlighted lines.
6	consent agenda. I will either entertain	6	The highlighted yellow lines in the fiscal
7	something being pulled off the consent agenda	7	year '25/'26 budget, revised by committee,
8	or a motion to approve the consent agenda.	8	shows the changes in REV Grant amounts based on
9	Do I hear motion to approve the consent	9	the actuals that were we then had
10 11	agenda? BOARD MEMBER WOHLERS: Move to approve.	10 11	available we had had some Value Adjustment Board appraisal adjustments. And as a result,
12	THE CHAIRMAN: Mr. Wohlers moved to	12	the REV Grants for this year changed, so the
13	approve.	13	REV Grants for next year changed as well. And
14	Do I have a second?	14	that is the change.
15	BOARD MEMBER HEAVENER: Second.	15	The other thing is a scrivener's change,
1		16	which, if you go down to the Snyder incentive
16	THE CHAIRMAN: Thank you, Mr. Heavener.		
17	Any comments, questions on the consent	17	and Riverfront Plaza, pad B, it shows
17 18	Any comments, questions on the consent agenda?	18	3-and-a-half million in Riverfront
17 18 19	Any comments, questions on the consent agenda? BOARD MEMBERS: (No response.)	18 19	3-and-a-half million in Riverfront 3-and-a-half million in Snyder and 12 million
17 18 19 20	Any comments, questions on the consent agenda? BOARD MEMBERS: (No response.) THE CHAIRMAN: All right. Seeing none,	18	3-and-a-half million in Riverfront
17 18 19	Any comments, questions on the consent agenda? BOARD MEMBERS: (No response.)	18 19 20	3-and-a-half million in Riverfront 3-and-a-half million in Snyder and 12 million in Riverfront Plaza, pad B. And so those
17 18 19 20 21 22 23	Any comments, questions on the consent agenda? BOARD MEMBERS: (No response.) THE CHAIRMAN: All right. Seeing none, we'll go around the horn on this. Mr. Hooper, how do you vote? BOARD MEMBER HOOPER: In favor.	18 19 20 21	3-and-a-half million in Riverfront 3-and-a-half million in Snyder and 12 million in Riverfront Plaza, pad B. And so those conform to the amendments made at committee. THE CHAIRMAN: Okay. So would we characterize this resolution as amended or
17 18 19 20 21 22 23 24	Any comments, questions on the consent agenda? BOARD MEMBERS: (No response.) THE CHAIRMAN: All right. Seeing none, we'll go around the horn on this. Mr. Hooper, how do you vote? BOARD MEMBER HOOPER: In favor. THE CHAIRMAN: Mr. Heavener.	18 19 20 21 22 23 24	3-and-a-half million in Riverfront 3-and-a-half million in Snyder and 12 million in Riverfront Plaza, pad B. And so those conform to the amendments made at committee. THE CHAIRMAN: Okay. So would we characterize this resolution as amended or what what stage are we calling this
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1	MS. BOYER: The resolution before you is	1	100,000 to make up that \$500,000 difference.
2	as amended by committee.	2	The other changes are all changes in REV
3	THE CHAIRMAN: Okay. Thank you.	3	Grants, similar to what you saw on the
4	Any questions of staff?	4	Northbank.
5 6	BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, I'll entertain	5 6	THE CHAIRMAN: All right. Thank you. Any questions of Ms. Boyer?
7	a motion on Resolution 2025-04-01 as amended.	7	BOARD MEMBERS: (No response.)
8	BOARD MEMBER HEAVENER: Move to approve.	8	THE CHAIRMAN: Okay. Seeing none, I'll
9	BOARD MEMBER WOHLERS: Second.	9	entertain a motion on Resolution 2025-04-02 as
10	THE CHAIRMAN: I have a motion and a	10	amended.
11	second.	11	BOARD MEMBER WOHLERS: Move to approve.
12	Any additional questions or comments on	12	BOARD MEMBER HOOPER: Second.
13	this particular resolution?	13 14	THE CHAIRMAN: Thank you. We have a motion and a second.
14 15	BOARD MEMBERS: (No response.) THE CHAIRMAN: Seeing none, Mr. Hooper,	14	Any additional questions or comments?
16	how do you vote?	16	BOARD MEMBERS: (No response.)
17	BOARD MEMBER HOOPER: In favor.	17	THE CHAIRMAN: Seeing none, Mr. Hooper,
18	THE CHAIRMAN: Mr. Heavener.	18	how do you vote?
19	BOARD MEMBER HEAVENER: In favor.	19	BOARD MEMBER HOOPER: In favor.
20	THE CHAIRMAN: Mr. Wohlers.	20	THE CHAIRMAN: Mr. Heavener.
21	BOARD MEMBER WOHLERS: In favor.	21	BOARD MEMBER HEAVENER: In favor.
22 23	THE CHAIRMAN: Mr. Hirabayashi. BOARD MEMBER HIRABAYASHI: In favor.	22 23	THE CHAIRMAN: Mr. Wohlers. BOARD MEMBER WOHLERS: In favor.
23 24	THE CHAIRMAN: Ms. Bailey.	23 24	THE CHAIRMAN: Mr. Hirabayashi.
25	BOARD MEMBER BAILEY: In favor.	25	BOARD MEMBER HIRABAYASHI: In favor.
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1	THE CHAIRMAN: Ms. Caffey.	1	THE CHAIRMAN: Ms. Bailey.
2	BOARD MEMBER CAFFEY: In favor.	2	BOARD MEMBER BAILEY: In favor.
3	THE CHAIRMAN: Ms. Fetner.	3	THE CHAIRMAN: Ms. Caffey.
4	BOARD MEMBER FETNER: In favor.	4	BOARD MEMBER CAFFEY: In favor.
5	THE CHAIRMAN: And I, too, am in favor, so	5	THE CHAIRMAN: Ms. Fetner.
6	the resolution, 2025-04-01, passes unanimously.	6	BOARD MEMBER FETNER: In favor.
7 8	Moving on to Item 3E, Resolution 2025-04-02, Southbank proposed fiscal year '26	7 8	THE CHAIRMAN: And I, too, am in favor, so Resolution 2025-04-02 passes unanimously.
9	CRA budget.	9	Thank you.
10	Ms. Boyer.	10	Moving on now to Item 3F, Resolution
11	MS. BOYER: Thank you, Mr. Chairman.	11	2025-04-09, the Northbank transfer to lease
12	The documents in your binder are in a	12	buyout.
13	similar format. You have the resolution first,	13	Ms. Boyer.
14	then you have a revised, clean copy of the	14	MS. BOYER: Thank you, Mr. Chairman.
15 16	exhibit, which would be the budget we would submit. And then the page behind that, which	15 16	So if you look at the redline on Resolution -09 in the resolution itself, we
17	has the yellow highlighting, reflects the	17	attempted to reflect what seemed to be the
18	changes that were made by amendment in	18	intent of the committee, which was that they
19	committee, the most significant of which was to	19	wanted to move the resolution forward to the
20	reduce the revenue from 7 million to	20	board.
21	6-and-a-half, based on concerns over next	21	They thought it appropriate that we
22	year's potential tax revenue.	22	transfer funds out of those areas where we have
23 24	As a result of that, we reduced the Riverwalk enhancement and signage from 900,000	23 24	a surplus and put them to a better use, but that, since there had been no decision on the
24 25	to 500,000, and then reduced Unallocated by	24 25	Apex lease buyout, and that's what this
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1	resolution initially contemplated, that perhaps	1	with the redline herein; is that my
2	it would be appropriate to hold the resolution	2	understanding?
3	at the board level until some resolution or	3	MS. BOYER: The redline reflects the
4	decision was made on that.	4	action of the Finance Committee, but I would
5	It could either be transferred to that	5	ask that you not vote on it today and hold it
6	purpose or to Unallocated or to Riverfront	6	here pending a decision in REPD and at the
7	Plaza, pad B, or some other use you see fit,	7	board level on whether you want to use it for
8	but the thought was we needed we should go ahead and move it forward from the committee to	8	the Apex lease buyout
9 10	demonstrate that there was a source of funding	9 10	THE CHAIRMAN: I got it. MS. BOYER: or whether you want to use
11	available and it was a source we should be	11	it for some other purpose.
12	transferring funds from in any event.	12	THE CHAIRMAN: Okay. So not referring it
13	THE CHAIRMAN: All right. I was not able	13	back to the committee but deferring it at the
14	to attend the REPD Committee meeting last week,	14	board level for next month?
15	so as Chair, Ms. Caffey, do you have any	15	MS. BOYER: Correct.
16	additional comments on this or any direction on	16	THE CHAIRMAN: Got it. Sorry for the
17	how you'd like the board to treat this or how	17	confusion.
18	your committee would?	18	Okay. Let's try it again, then. Any
19	BOARD MEMBER CAFFEY: I think we needed to	19	objection to Resolution 2025-04-09 being
20	make further movement on the Apex lease decision before we could move forward with	20	deferred for a month and coming back to the
21 22	this, so defer until we get to the Apex	21 22	board in May? BOARD MEMBERS: (No response.)
23	discussion.	22	THE CHAIRMAN: Now that I have a clear
24	THE CHAIRMAN: Okay. Any other comments	24	picture. That's what I get for playing hooky.
25	or objections to either deferring to later in	25	Okay. So we'll defer Resolution
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1	18 this meeting or was there discussion to defer	1	20 2025-04-09 and see it at the board level in
2	it again at the committee level?	2	May.
3	BOARD MEMBER CAFFEY: And bring it back to	3	, Is that good?
4	the committee next month.	4	MS. BOYER: (Nods head.)
5	THE CHAIRMAN: Okay. So any objection to	5	THE CHAIRMAN: Good.
6	deferring Resolution 2025-04-09 to the REPD	6	All right. Item 3G, Resolution
7	Committee meeting next month?	7	2025-04-13, the HTG negotiated disposition.
8	MS. BOYER: Mr. Chairman.	8	Ms. Boyer.
9 10	THE CHAIRMAN: Yes, ma'am. MS. BOYER: This was not in REPD	9 10	MS. BOYER: I'm deferring to Mr. Kelley. THE CHAIRMAN: Mr. Kelley.
11	Committee.	11	MR. KELLEY: I'm deferring to
12	THE CHAIRMAN: Oh, sorry.	12	Mr. McArthur.
13	MS. BOYER: This was in Finance and	13	MR. MCARTHUR: So what you have in front
14	Budget. And Finance and Budget already voted	14	of you in your packet I just realized if
15	it out. You can rerefer it to them, but I'm	15	you turn to the exhibit on the term sheet,
16	not sure that you need to. It can simply be	16	the on the restriction of use, the redline
17	held here.	17	that's reflected there was something that was
18	THE CHAIRMAN: Gotcha. Sorry for the	18	done before REPD.
19	confusion.	19 20	This redline does not reflect the change
20 21	So Ms. Caffey was referring to Item 3H, then?	20 21	that Ms. Fetner had proposed, which is right directly after the redline portion, where it
21	BOARD MEMBER CAFFEY: Correct. Sorry.	21	says "the property will be deed restricted to
23	THE CHAIRMAN: Sorry. No, my fault.	23	ensure" it was amended to add, "At the
24	Okay. So if we're moving forward on this	24	request of the developer, the property was"
25	from Finance, we're talking about it as amended	25	will be deed restricted, just to reflect that
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1	this is not something that we imposed on them;	1	BOARD MEMBER HEAVENER: In favor.
2	this is something that the developer had come	2	THE CHAIRMAN: Mr. Wohlers.
3	to us and suggested as far as the tax	3	BOARD MEMBER WOHLERS: In favor.
4	exemption.	4	THE CHAIRMAN: Mr. Hirabayashi.
5	THE CHAIRMAN: And that amended language	5	BOARD MEMBER HIRABAYASHI: In favor.
6	that's not reflected here was voted on at the	6	THE CHAIRMAN: Ms. Bailey.
7	committee level?	7	BOARD MEMBER BAILEY: In favor.
8	MR. MCARTHUR: Yes, sir.	8	THE CHAIRMAN: Ms. Caffey.
9	THE CHAIRMAN: Okay.	9	BOARD MEMBER CAFFEY: In favor.
10	Ms. Fetner, do you have any comments on	10	THE CHAIRMAN: Ms. Fetner.
11	that or is have we got a clear picture	11	BOARD MEMBER FETNER: In favor.
12 13	there?	12 13	THE CHAIRMAN: And I, too, am in favor, so
14	BOARD MEMBER FETNER: As long as the rest of the board doesn't need any further	14	Resolution 2025-04-13, as amended, passes unanimously.
14	explanation, then	14	The next is Resolution 2025-04-14, which
16	THE CHAIRMAN: Right. I just wanted to	16	we inadvertently discussed just a few minutes
17	make sure you were you were clear.	17	ago.
18	BOARD MEMBER FETNER: Yeah.	18	So does anybody on the board have an
19	THE CHAIRMAN: Any other questions or	19	objection to this matter being deferred at the
20	comments on that change in language?	20	committee level for next month?
21	BOARD MEMBERS: (No response.)	21	BOARD MEMBERS: (No response.)
22	THE CHAIRMAN: Can we say it one more time	22	THE CHAIRMAN: All right. Seeing no
23	so we're all clear on kind of where in	23	objection, we will defer 2025-04-14 back to
24	MR. MCARTHUR: Yeah.	24	committee in May.
25	THE CHAIRMAN: where and what?	25	All right. I think we've got all of the
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	22 MR. MCARTHUR: So on the last sentence in		24 Community Dedayalanment Agency work taken and
1	the restriction of on use, in the term	1	Community Redevelopment Agency work taken care of.
3	sheet, it should read, "At the request of the	2	Is that correct? We're good?
4	developer, the property will be deed restricted	4	MS. BOYER: That is correct.
5	to ensure that the property will remain on the	5	THE CHAIRMAN: We're good. Ready to move
6	tax roll and cannot be conveyed to a tax-exempt	6	on.
7	entity or file for" that should say	7	(The foregoing proceedings were adjourned
8	"tax-exempt status."	8	at 2:25 p.m.)
9	THE CHAIRMAN: Great.	9	
10	Any questions on that?	10	
11	BOARD MEMBERS: (No response.)	11	
12	THE CHAIRMAN: Everybody clear?	12	
13	BOARD MEMBERS: (Nod heads.)	13	
14	THE CHAIRMAN: Okay. I will entertain a	14	
15	motion on Resolution 2025-04-13 as amended.	15	
16	BOARD MEMBER HEAVENER: Move to approve.	16	
17	BOARD MEMBER CAFFEY: Second.	17	
18	THE CHAIRMAN: I have a motion and a	18	
19 20	second.	19 20	
20 21	Any last comments or questions on this? BOARD MEMBERS: (No response.)	20 21	
22	THE CHAIRMAN: Okay. Mr. Hooper, how do	21	
23	you vote?	22	
23 24	BOARD MEMBER HOOPER: In favor.	23	
25	THE CHAIRMAN: Mr. Heavener.	25	
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25 CERTIFICATE OF REPORTER
)
)
COUNTY OF DUVAL)
I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did tenographically report the foregoing proceedings and hat the transcript is a true and complete record of my tenographic notes.
DATED this 29th day of April 2025.
Florida Professional Reporter
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		3
	1	or a motion to approve the consent agenda.
	2	BOARD MEMBER HEAVENER: Move to approve
CITY OF JACKSONVILLE		
DOWNTOWN INVESTMENT AUTHORITY	3	the consent agenda.
BOARD MEETING	4	BOARD MEMBER HOOPER: Second.
	5	THE CHAIRMAN: We have a motion and a
	6	second on the consent agenda.
	7	-
Proceedings held on Wednesday, April 16, 2025,		Any questions or comments?
commencing at 2:25 p.m., the Edward Ball Building,	8	BOARD MEMBERS: (No response.)
Room 1001, First Floor, 214 North Hogan Street,	9	THE CHAIRMAN: Seeing none, Mr. Hooper,
	10	how do you vote?
Jacksonville, Florida, before Diane M. Tropia, FPR, a	11	BOARD MEMBER HOOPER: In favor.
Notary Public in and for the State of Florida at Large.		
	12	THE CHAIRMAN: Mr. Heavener.
BOARD MEMBERS PRESENT:	13	BOARD MEMBER HEAVENER: In favor.
	14	THE CHAIRMAN: Mr. Wohlers.
PATRICK KRECHOWSKI, Chair. MICAH HEAVENER, Vice Chair.		
SONDRA FETNER, Secretary. SCOTT WOHLERS, Board Member.	15	BOARD MEMBER WOHLERS: In favor.
JILL CAFFEY, Board Member.	16	THE CHAIRMAN: Mr. Hirabayashi.
JOHN HIRABAYASHI, Board Member. CAMERON HOOPER, Board Member.	17	BOARD MEMBER HIRABAYASHI: In favor.
CARRIE BAILEY, Board Member.	18	THE CHAIRMAN: Ms. Bailey.
ALSO PRESENT:	-	BOARD MEMBER BAILEY: In favor.
LORI BOYER, DIA, Chief Executive Officer.	19	
GUY PAROLA, DIA, Operations Manager.	20	THE CHAIRMAN: Ms. Caffey.
STEVE KELLEY, DIA, Director of Development. INA MEZINI, Strategic Initiatives Coordinator.	21	BOARD MEMBER CAFFEY: In favor.
WADE MCARTHUR, DIA, Property Disposition Mgr. ALLAN DEVAULT, DIA, Project Manager.	22	THE CHAIRMAN: Ms. Fetner.
JOHN SAWYER, Office of General Counsel. BILL DELANEY, Council Liaison, Mayor's Office.	23	BOARD MEMBER FETNER: In favor.
AVA HILL, Administrative Assistant.		
	24	THE CHAIRMAN: And I, too, am in favor, so
	25	we approved the consent agenda unanimously.
		Diane M. Tropia, Inc.
er un M. C. un Inc.		Post Office Box 2375, Jacksonville, FL 32203
Pians M. Tropia Inc. Post Office Box 2373 Jacksonville . FL 32203		
(904) 821-0500 MadamCourtReporter .com		(904) 821-0300
		MadamCourtReporter.com
2		4
1 PROCEEDINGS	1	Thank you very much.
April 16, 2025 2:25 p.m.	2	Moving right along, Item 4C, Resolution
2	3	2025-04-15, the Downtown Vision budget.
	A	
3 THE CHAIRMAN: Okay. We will move into	4	Ms. Boyer.
4 our Downtown Investment Authority portion of	4 5	Ms. Boyer. MS. BOYER: Thank you, Mr. Chairman.
	-	MS. BOYER: Thank you, Mr. Chairman.
4 our Downtown Investment Authority portion of5 our meeting, beginning with Item 4A, the March	5 6	MS. BOYER: Thank you, Mr. Chairman. So I'm hoping I'm not going to confuse you
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 4 our Downtown Investment Authority portion of 5 our meeting, beginning with Item 4A, the March 6 19th, 2025, Downtown Investment Authority board 7 meeting minutes. 8 I'll entertain a motion to approve. 9 BOARD MEMBER HEAVENER: Move to approve 10 BOARD MEMBER WOHLERS: Second. 11 THE CHAIRMAN: Any corrections, comments, 12 issues? 13 BOARD MEMBERS: (No response.) 14 THE CHAIRMAN: Okay. Seeing none, we'll 15 take a group vote. 16 All those in favor of approving the March 17 19th, 2025, meeting minutes, signify by saying 18 aye. 19 BOARD MEMBERS: Aye. 20 THE CHAIRMAN: Any opposed? 21 BOARD MEMBERS: (No response.) 22 THE CHAIRMAN: The meeting minutes are 23 approved. 24 Moving on to item 4B, the consent agenda. 	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. BOYER: Thank you, Mr. Chairman. So I'm hoping I'm not going to confuse you by the manner in which we assembled the book. So what you have first is a redlined resolution that reflects the committee action, modifying the budget to ask that it be held flat. And that is a redline and that references the original exhibit. Well, now I'm taking that back because that's not what's in your book. If you'll give me just a minute, I'm going to try to find what exhibit is attached and what document was included in your packet. Printed on the back page. Got it. Okay. So they're all printed as one packet. If you will start at the beginning, the resolution the first page is what the committee's recommendation was, which was to modify the DVI budget as presented to them. And you'll see down in Section 2 it should
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1 City contribution flat from last year. That 1 THE CHAIRMAN: All right. Seeing nore, 2 Was the committee recommendation, and it refers 1 THE CHAIRMAN: All right. Seeing nore, 3 to the budget that immediately follows, which 1 Ill entertain a motion on 2025-04-15 as 4 showed a City contribution that had a slight 5 0 5 the committee action was to modify the budget, 1 THE CHAIRMAN: All right. We have a 7 to keep it at 804. 0 0 Mhat you then have immediately 11 following and it's printed on the back, the 1 BOARD MEMBERS: (No response.) 9 DOARD MEMBER WOHLERS: I would just like 1 THE CHAIRMAN: All right: 14 trading Exhibit A, which is now a revised 1 THE CHAIRMAN: All right: 1 15 Exhibit A that DVI has submitted in which tere 1 THE CHAIRMAN: All right: 1 16 additional contract funds to them for research 1 THE CHAIRMAN: All right: 1 16 assistance. That's on the "Other Sources" on 2 Coling downtown, so apopreciate that.	-	Jacksonville own Investment Authority		April 16, 2025 Uncertified Condensed Copy
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23 Any questions of Ms. Boyer on these 23 MS. BOYER: So I would ask that you defer	22	THE CHAIRMAN: Gotcha.	22	
	23	Any questions of Ms. Boyer on these	23	MS. BOYER: So I would ask that you defer
24 changes? 24 the next resolution till next month. 25 million 27 million		-		
25 BOARD MEMBERS: (No response.) 25 THE CHAIRMAN: We will do that. We will	25		25	
Diane M. Tropia, Inc. Diane M. Tropia, Inc. Post Office Box 2375 Jacksonville, EL 32203				•
Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300				Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
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Down	Dacksonville		April 16, 2025 Uncertified Condensed Copy
	9		11
1	defer our recognition of absent Mr. Citrano.	1	that the City complete the road that provided
2	I have a note here that says "here" with a	2	access to the loading dock. The City did
3	question mark, and I don't see him, so	3	complete that on time and that is now available
		-	•
4	I see no Old Business, I see no	4	as a back entrance, if you will, that comes
5	New Business, and so we will move on to	5	across Leila Street and under the overpass
6	Ms. Boyer's informational briefing and monthly	6	ramps of the Acosta Bridge, and that provides
7	update.	7	the back access to this so you now see
8	MS. BOYER: Thank you, Mr. Chairman.	8	construction proceeding.
9	And before we start, we do have the slide	9	Pardon these mics, I don't know where I'm
10	show version, which I'm not quite sure who	10	supposed to (inaudible). It's driving me
11	is going to run it from this room and how it's	11	crazy. It's very noisy.
12	going to be I see it, so that's a good	12	McCoy's Creek outfall. McCoy's Creek
13	thing.	13	outfall, again, you're seeing construction
14	And I hope is Ina here?	14	along the side of the creek, so this is
15	MS. MEZINI: I'm here.	15	showing you the steps up from the creek edge,
16	MS. BOYER: Okay. I can't see you.	16	along the bulkhead, and now you can see the new
17	Great.	17	creek down in the bottom right location being
18	Because there is going to be a part	18	dug. We're expecting water to actually move
19	where I want to give you a little lead-in to	19	from one side to the other by about September.
20	this. The lead-in is that, in addition to our	20	Next.
21	normal Under Construction, we are also going to	21	Park Street road diet. The Park Street
22	give you a special presentation today on some	22	road diet continues to make progress. We
23	of the strategic initiatives that Ina has been	23	continue to be on schedule for a summer
24	working on which don't ever fall in this	24	completion on that. We're finally getting to
25	report, and I feel like they're being left out	25	the grading and surface improvements.
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1		1	
1	and under the radar and you're not aware of	1	Mr. Parola's underground is mostly completed.
2	and under the radar and you're not aware of them, so I wanted to take the time for her to		Mr. Parola's underground is mostly completed. Next is Players Grille. Players Grille is
2 3	and under the radar and you're not aware of them, so I wanted to take the time for her to be able to share some of those as well.	2 3	Mr. Parola's underground is mostly completed. Next is Players Grille. Players Grille is the restaurant inside the Home2 Suites over on
2 3 4	and under the radar and you're not aware of them, so I wanted to take the time for her to be able to share some of those as well. Ina, go ahead. Whoever is advancing	2 3 4	Mr. Parola's underground is mostly completed. Next is Players Grille. Players Grille is the restaurant inside the Home2 Suites over on Park Street, and it opened on February 26th.
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DOWN	f Jacksonville town Investment Authority		April 16, 2025 Uncertified Condensed Copy
20001	13		15
1	can see, we are now they've completed	1	wrapped. Final inspection is this week, and
	, , , ,		they are targeting an opening date of
2	concrete pours for the second floor, and the	2	
3	third floor concrete is to be completed by 5/6.	3	April 26th but no later than May 1st. So
4	Underground utility work is ongoing and	4	another project that you incentivized is nearly
5	anticipated to be completed by the end of	5	open.
6	April.	6	And the next one is one of my favorite
7	Riverfront Plaza, next, continues to	7	pictures of the month. D & G Deli. D & G Deli
8	provide updated views of the work on Riverfront	8	received a small sidewalk cafe grant, but I
		-	5,
9	Plaza. The west park building, they are	9	wanted to show you the picture. If you haven't
10	working on waterproofing at the park pavilion	10	been by it, I think it's just lovely. I think
11	and retaining walls. The masonry is complete.	11	they did a great job, it looks really nice out
12	Mechanical and plumbing, rough-in is ongoing on	12	on the sidewalk, and that's the kind of street
13	the west park site.	13	activation that we are looking for, so very
14	They are importing fill for the site now,	14	pleased with the work they did.
15	working on pedestrian walkways at the	15	Next is Four Seasons and offices. Some
16	Performing Arts Center tie-in. That's what you	16	pictures of the hotel and residences continue
17	can see in the bottom right picture with those	17	to be on track. Level 5 is scheduled to be
	kind of circular those are the walkway		completed by mid April on the hotel and
18		18	
19	patterns. And they are working on lighting and	19	residences.
20	irrigation. The transformer has been set and	20	And on the office building, which is the
21	energized.	21	next slide, exterior glazing, window
22	On the bulkhead, all of the anchors are	22	installation has started on level 2. Auld &
23	now complete, and they are working on	23	White is to start office tenant improvement
24	encapsulation and the bulkhead cap.	24	material loading by mid April.
25	And on the east park side, the 54-inch	25	So remember I told you last month that
	Diane M. Tropia, Inc.		Diane M. Tropia, Inc.
	Post Office Box 2375, Jacksonville, FL 32203		Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	14		16
			this was schoduled for a Fahrwary 126
1	pipe design is underway, and the Main Street	1	this was scheduled for a February '26
2	Bridge ramp removal design was approved by	2	completion.
2 3	Bridge ramp removal design was approved by JPAC, by Procurement, and it too will be moving	2 3	completion. Extra image. So this is I think Board
2	Bridge ramp removal design was approved by JPAC, by Procurement, and it too will be moving forward. I believe Arcadis is doing that work	2	completion. Extra image. So this is I think Board Member Fetner provided us this image from the
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-	fJacksonville		April 16, 2025
Down	town Investment Authority 17		Uncertified Condensed Copy 19
1	RiversEdge.	1	MS. MEZINI: No problem.
2	We met with them yesterday and are	2	THE CHAIRMAN: Go ahead.
3	they're both finishing a lot of punch list	3	MS. MEZINI: Thank you, and good
4	items and details, and we're working out the	4	afternoon.
5	terms of the maintenance agreement and	5	All right. So as Ms. Boyer said, we have
6	operating agreement with the Parks Department.	6	a few sorry, getting used to this a few
7	So that was hope to have that resolved	7	strategic initiatives that fall within arts and
8	prior to opening the park for public use. They	8	culture. A few of them will be in the Music
9	are providing 24-hour security on site,	9	Heritage Garden, and this Music Heritage Garden
10	however, because they have had a number of	10	is adjacent to the Riverfront Plaza project.
11	people who thought it looked like it was open	11	It's between the Performing Arts Center and the
12	even though it's not yet open.	12	Riverwalk, and it's a park project that will be
13	Next is Flamingo Cafe. And Flamingo Cafe,	13	celebrating Jacksonville's rich music history.
14	plumbing is 90 percent complete, framing has	14	I apologize, I'm having connection issues.
15	gone up, electrical should be done this week,	15	Ava, can you share it for me? Thanks.
16	and they anticipate opening late this summer.	16	Well, as she's pulling that up, within
17	So that's just a few of the construction	17	this park space the intention is to celebrate
18	projects and kind of the monthly update on	18	all of the rich music history that has come
19	those. Happy to take questions on those, or if	19	from Jacksonville, the many artists and
20	you're ready, I'd like Ina to proceed with her	20	composers that have Jacksonville ties. And so
21	presentation on the strategic initiatives.	21	the the project itself is a park project,
22	THE CHAIRMAN: Any questions before we	22	but we, the DIA, are funding various art
23	move to Ina?	23	initiatives within that park.
24		24	And as you'll see here on the site plan,
25	BOARD MEMBER HEAVENER: Can you remind me	25	the blue markings reflect the locations of our
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	18		20
1	when the Riverwalk on the Northbank gets	1	artwork.
2	replaced over the canal that's being	2	So, Ava, if you'll head to the next slide.
3	(microphone failure)?	3	So this here and both this slide and
4	MS. BOYER: The Riverwalk over McCoy's	4	the next, these two projects are currently in
5	Creek?	5	the develop design development phase, so
6	BOARD MEMBER HEAVENER: Yes.	6	this is the first piece, which will be on the
7	MS. BOYER: It is part of the McCoy's	7	western side of the park, which will be
8	Creek project, and that project is scheduled to	8	viewable from the (inaudible) lobby. And those
9	be completed this fall, so it's something that	9	pictures you see on the left side are examples
10	is imminent. They're working on that right	10	of the Daily Team's work, and their work
11	now.	11	focuses on sound and movement.
12	BOARD MEMBER HEAVENER: Thank you.	12	And earlier this year, in January, both
13	MS. BOYER: And, Mr. Chairman, Mr. Parola	13	the Daily Team and the Urban Conga team, which
14	is leaving the room because we just heard that Mr. Citrano is downtown and I think didn't get	14	you'll see on the following slide, came to
15 16	the message about the change of location. So	15 16	Jacksonville, did a site visit, and had a community workshop to understand, you know,
10	depending on if he arrives here, you may	17	what is that Jacksonville sound, who are the
18	want to go back to that a little later in the	18	artists that people want to celebrate, what
19	meeting.	19	does that mean for the community.
	THE CHAIRMAN: Okay. Sounds good.	20	And for this piece that they're working
20		21	on, they came up with what's called the mash-up
20 21	MS. BOYER: We'll let Ms. Mezini start	~ .	, , , , ,
21	MS. BOYER: We'll let Ms. Mezini start		concept. And they're still working on the
	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay.	22 23	concept. And they're still working on the form, and that's what we'll see here in the
21 22	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay. THE CHAIRMAN: Sure. Hopefully	22	form, and that's what we'll see here in the
21 22 23	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay.	22 23	
21 22 23 24	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay. THE CHAIRMAN: Sure. Hopefully Mr. Citrano doesn't interrupt you with his	22 23 24	form, and that's what we'll see here in the coming weeks, but their idea is that you can
21 22 23 24	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay. THE CHAIRMAN: Sure. Hopefully Mr. Citrano doesn't interrupt you with his grand entrance.	22 23 24	form, and that's what we'll see here in the coming weeks, but their idea is that you can take different parts of different songs so
21 22 23 24	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay. THE CHAIRMAN: Sure. Hopefully Mr. Citrano doesn't interrupt you with his grand entrance. Diane M. Tropia, Inc.	22 23 24	form, and that's what we'll see here in the coming weeks, but their idea is that you can take different parts of different songs so Diane M. Tropia, Inc.
21 22 23 24	MS. BOYER: We'll let Ms. Mezini start with her presentation, if that's okay. THE CHAIRMAN: Sure. Hopefully Mr. Citrano doesn't interrupt you with his grand entrance. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203	22 23 24	form, and that's what we'll see here in the coming weeks, but their idea is that you can take different parts of different songs so Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203

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2 fro 3 95 4 thi 5 mo 6 of 7 all 8 dif 9 10 an 11 So 12 wh 13 14 of 15 the 15 the 17 lik 18 we 19 mu 20 pe 21 ree 22 kn 23 the 24 ex	 a this example up here, they have the guitar om Lynyrd Skynyrd with the voice from 5 South. And depending on how you're moving rough that artwork and the lines that you're noving across, you would play the certain parts a song. So you could play the original song l at once or you can collaborate and mash up fferent Jacksonville songs. And, again, they're working on that form nd they're also working on the list of songs. On this will depend on licensing as well as hich songs mash up well together. And they're also working on the technology what happens if there is a field trip and the same time, what does that sound we. So they are working out those kinks, but e thought it was a really fun way to discover fusic, to interact with the artwork, and for ecople to say either they're going to ecognize a song and say, "Oh, wow, I didn't now this was a Jacksonville artist," or they're going to already know it and just be keited to hear the music there, but it allows or different adults, children, people of Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 6 7 8 9 10 11 12 23 24 25 23 24 25	23 So this here is the projection tower that you've heard come to you before. This piece is part a function to hold the projectors for the projection shows. So the two projectors that will be in this tower will be projecting onto the Performing Arts building fly loft. There's two other surfaces that we're projecting on, but those surfaces those projectors will be on the roof themselves. There's not enough space on the roof for where we're projecting on the fly loft, so we have the tower here. And that you'll see that sketch that shows the actual interior structure. That, obviously, is structural only and it needs to hold the projector enclosure. The projectors have to be able to come sorry, two projectors have to be able to come up and down when they're being maintained, or if there's severe weather, but we wanted to clad the sculpture or the structure with an artistic design so that it could be a part of the park space. And these will be stainless steel sheets, and we're working with the Jacksonville Symphony to have original Jacksonville Symphony Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
2 the 3 4 5 bo 6 lef 7 wc 8 ref 9 se 10 low 11 dif 12 dif 13 the 14 an 15 16 ma 17 or 18 lyr 19 pie 20 on 21 int 22 a s 23 the 24	MadamCourtReporter.com 22 fferent abilities to be able to interact bere as well. And, Ava, if you will go to the next one. So this is the Urban Conga piece. Again, oth of these pieces are in design. On the ft you'll see some photos of their previous ork. Their piece focuses more on lyrics and effection. So in this form here that you'll be, the yellow and both the blue design on the wer right, they within those, there's fferent tubes that you can spin, and there's fferent lyrics of Jacksonville artists, and hey'll have a key there of who the artist is nd when the song was released. So you can twist the tubes around and hatch the lyrics to understand what the song is you can twist them around and make your own rics. Again, this is with both of these eces, the intention is to educate the public n Jacksonville music history but in an teractive way so that you're not just reading storyboard, but, instead, you're a part of the artwork. And I'll finish this and then we'll see if e need to pause. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	MadamCourtReporter.com 24 music perforated into the sheets as well. So we're working with them on that as we speak here. Next slide, Ava. And then this right here is still within the Music Heritage Garden. This is the Walk of Fame. It's a secondary pathway, that blue pathway, in the park that we will have names of artists and composers engraved into the pathway. And we're actually putting together a committee of local musicians, historians, authors, and we're meeting tomorrow for our first of three meetings to identify the criteria and the list of the inductees that would be placed here on this Walk of Fame. And the LaVilla Heritage Trail is actually a project that we finished the design of last year. We worked with a team as well as the LaVilla Heritage Trail and Gateways Committee to identify 22 different sites where markers will be located across LaVilla that will honor and celebrate the history of the community, the people, events, places that really made the place what it was. There's a lot of amazing Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203

-	f Jacksonville town Investment Authority		April 16, 202 Uncertified Condensed Con
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1	history in that space.	1	LaVilla Ritz signs, I'm glad to see that's
	We didn't have luck the first two times we	-	
2		2	finally coming through.
3	bid this out. We did not have a finding	3	MS. MEZINI: Yes, absolutely. And thank
4	qualified bidders, but, thankfully, this last	4	you for your help on that.
5	time we received three bids. We're scoring	5	THE CHAIRMAN: Anyone else?
6	those bids this week, so we anticipate in the	6	BOARD MEMBERS: (No response.)
7	coming weeks to have a vendor on board. We can	7	THE CHAIRMAN: Okay. Ms. Boyer, we're
8	begin fabrication and installation, and that	8	back to you.
9	process will take about six to nine months to	9	MS. BOYER: Would you like to
10	complete.	10	THE CHAIRMAN: No, we can make him wait a
11	And then this last slide here is actually	11	little bit. No, I'm joking.
12	a new project we we were pitched a mural by	12	Yes, we will go back to our DIA meeting
			· • •
13	artist Kelsey Montague. She does what she	13	portion of the agenda, Resolution 2025-04-16,
14	calls "interactive murals" across the U.S.	14	recognition of former board member and former
15	where you're inviting people into the piece to	15	board chair Jim Citrano.
16	take a photo so they become a part of the	16	MS. BOYER: And, Mr. Chairman, do you want
17	artwork. She pitched this idea to us for	17	to read that or would you
18	Jacksonville. We thought it was a really fun	18	THE CHAIRMAN: Given these wonderful
19	way to, again, bring people into the artwork.	19	microphones, I'm going to let you read it.
20	Her work has had over 150,000 that	20	MS. BOYER: Thank you.
21	piece there with the wings shares on social	21	So Resolution 2025-04-16 is a resolution
22	media. She has a mural map on her website	22	of the Downtown Investment Authority in
23	because people will typically drive around to	23	recognition and appreciation of James "Jim"
24	go visit her murals and take photos with them,	24	Citrano, Jr., for his dedication, service, and
25	so our mural would be added to this.	25	leadership in furtherance of downtown
25		25	•
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1	We have identified a surface within the	1	Jacksonville and the Downtown Investment
2	Core for this mural and gotten approval from	2	Authority.
3	the building owner, and we are currently	3	Whereas, Mr. Citrano was appointed to the
4	working with them on concepts that would be fun	4	Jacksonville Housing and Finance Authority in
5	and reflective of Jacksonville. So that is in	5	2018.
6	design as well.	6	And whereas, in February 2020, via
7	And that's it for me. If you have any	7	Resolution 2020-0079, Mr. Citrano was appointed
8	questions.	8	to the Downtown Investment Authority via
9	THE CHAIRMAN: Thank you. That's	9	Resolution 2023-0423, reappointed to the
10	incredible.	10	Downtown Investment Authority in November of
11	Any questions?	11	'23.
12	BOARD MEMBER FETNER: No questions.	12	And whereas, Mr. Citrano served in the
12	Really great work, Ina. Thank you.	12	following leadership positions during his
14	MS. MEZINI: Thank you.	14	tenure as a Downtown Investment Authority board
15	THE CHAIRMAN: Yeah, it looks great.	15	member: Secretary between July '21 and
16	BOARD MEMBER HOOPER: Yeah, I'd like to	16	June '22, Vice Chair between July '22 and
17	comment. This is probably one of the more	17	June '23, and Board Chair between July '23 and
18	exciting things that I've seen since being on	18	June '24.
19	the board. And if there is any way that we can	19	And whereas, through his dedication,
20	push Yellowcard, Ryan Key up there as a	20	leadership, and expertise as a longtime banking
21	potential inductee, that would be awesome.	21	professional, under his chairmanship, the
22	MS. MEZINI: I'll add it to the	22	Related, River City, and Pearl District
23	committee's notes.	23	projects were approved, with the Pearl District
	BOARD MEMBER HIRABAYASHI: I corresponded	24	project constituting one of the largest
24			
24	•	25	redevelopment projects within downtown
	a little bit with you a little bit on that.	25	redevelopment projects within downtown Diane M. Tropia, Inc.
24	a little bit with you a little bit on that. Diane M. Tropia, Inc.	25	Diane M. Tropia, Inc.
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Down	29		31
1	Jacksonville's history.	1	thank Jim for his leadership as well. Jim was
2	And whereas, through his personal	2	also board Chair when I joined, and what I
3	investment of time and expertise, in assisting	3	really appreciate Jim for is he would take the
4	with vetting and underwriting of several major	4	time during committee meetings, during board
5	projects within downtown, Mr. Citrano's	5	meetings to make sure the newer board members
6	stewardship of tax increment dollars and CRA	6	had a good understanding of not only what we
7	assets will be long-lasting.	7	were talking about but the background around
8	Now, therefore, be it resolved by the	8	that, and so we were educating ourselves along
9	Downtown Investment Authority, the Downtown	9	with him. And he was a great teacher and
10	Investment Authority expresses its sincere	10	facilitator in that and a great advocate for
11	appreciation of and recognizes the outstanding	11	downtown Jacksonville.
12	leadership of Mr. Citrano over his years of	12	So thank you for everything, Jim. I
13	service to the Downtown Investment Authority as	13	really appreciate it.
14	well as his continued dedication to the	14	BOARD MEMBER HEAVENER: I would just add,
15	advancement of downtown Jacksonville.	15	of the boards that I've been on, I can't think
16	This resolution, 2025-04-16, shall become	16	of a more challenging time to be a Chair of a
17	effective upon the date it is signed by the	17	board, given that there was practically a
18	Chair of the board.	18	complete turnover of the board, everything from
19	THE CHAIRMAN: Thank you, Ms. Boyer.	19	trying to learn you know, as a new person,
20	I will entertain a motion on 2025-04-16.	20	trying to learn some of the context on why
21	BOARD MEMBER WOHLERS: Move to approve.	21	things had been done and decided, and you
22	BOARD MEMBER HOOPER: Second.	22	having to suffer through all of us brushing up
23	THE CHAIRMAN: All those in favor, signify	23	on Robert's Rules of Etiquette [sic], and I
24	by saying aye.	24	I appreciate you spending the time, and
25	BOARD MEMBERS: Aye.	25	then, obviously, in addition to all the
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	30		32
1	THE CHAIRMAN: Thank you very much.	1	craziness with the politics and everything
2	I'll make a comment before I go on a	2	going on with the Laura Street Trio and
3	little walk and come around front here to meet	3	everything else, but just really well done, and
4	Jim.	4	I really admire the work that you did, so thank
5	Jim was, obviously, board Chair when I was	5	you.
6	placed on the board and he immediately	6	MR. CITRANO: Thank you.
7	encouraged me to roll up my sleeves and get	7	BOARD MEMBER HIRABAYASHI: Jim, thank you
8	involved in everything that's going on here,	8	so much. We didn't have much time together,
9	and he really demonstrated that by example. I	9	just over a little while, but I really do
10	watched him dive in, ask questions, be curious	10	appreciate the example you set, your
11	and be involved, little did I know that I'd be	11	dedication, and the industry expertise you
12	Chair so quickly.	12	brought in from the banking sector. Just being
13	And I think maybe he lied to me a little	13	able to see sort of how you thought about
14		14	things and how you approached them, great role
	bit when he told me that it really didn't take		
15	bit when he told me that it really didn't take that much time, but I appreciate his example	15	model for an incoming board member, so thank
15 16	bit when he told me that it really didn't take that much time, but I appreciate his example and I, obviously, appreciate his service. And	16	model for an incoming board member, so thank you so much for your service to the DIA and the
15 16 17	bit when he told me that it really didn't take that much time, but I appreciate his example and I, obviously, appreciate his service. And he, like many of the board members that have	16 17	model for an incoming board member, so thank you so much for your service to the DIA and the community.
15 16 17 18	bit when he told me that it really didn't take that much time, but I appreciate his example and I, obviously, appreciate his service. And he, like many of the board members that have come off the board recently, I'm trying to	16 17 18	model for an incoming board member, so thank you so much for your service to the DIA and the community. MR. CITRANO: Thank you.
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1	and I'm considering voting no on the	1	was on the board at the time. That was 2020.
2	resolution. I don't know if that will cancel	2	And having interacted with most of you over the
3	it; I don't think so, but	3	last year, I would say the talent that exists
4	One thing you said to me, which I think	4	today on this board is rivals any DIA board
5 6	is was very helpful was to try to go to as many of the committee meetings as I could when	5 6	since it was formed in 2012. I think you guys are just doing fantastic work, and so please
7	I came on board, and I think that's really good	7	keep it up.
8	advice, especially for new board members to get	8	For those of us that actually pay
9	an understanding of what's going on, so thank	9	attention, we know how much work being on this
10	you. I wish you luck in your retirement from	10	board is, and I will be cheering you guys on
11	the DIA board, and we will call you in for	11	from the sidelines, but I want you to know how
12	backup if we need it.	12	much I appreciate all of you.
13	BOARD MEMBER HOOPER: Yeah, and I'd like to add, Mr. Citrano for those that don't	13	I love the fact that Cameron Hooper took
14 15	know, my father and Mr. Citrano worked	14 15	my spot. As he said, I did work with his dad. His dad, to this day, is still very much an
16	together, and so I've known him for a very long	16	amazing mentor of mine. He probably taught me
17	time.	17	more than any other person about commercial
18	And you have been a shining star in the	18	real estate in my career, so I could not have
19	banking industry here. You set a high standard	19	picked if I had the choice, I would have
20	that many have followed and and tried to	20	picked Cameron Hooper, and so glad that you're
21	follow, and there are a lot of great projects	21 22	on the board.
22 23	and a lot of lives that have changed positively because of your influence on that side.	22	I want to thank Scott Wilson, who appointed me back in 2020. He did call me into
24	And for you to come in and establish	24	his office and tell me that I was his guy
25	that that realm into the DIA, Jacksonville,	25	unless he can find a woman to fill the spot,
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1	everybody here, we're very appreciative, so	1	and then yeah, so that was that's how all
2	thank you for that.	2	that went down.
3	BOARD MEMBER BAILEY: Mr. Citrano, I am	3	So it is also that was kind of a joke,
4	the newest member of the board, and so I feel	4	but it is good to see diversity on the board
5	really left out of the party here in that I have not had a chance to meet and know you and	5	now because I think at the time we just had Carol Worsham, and so having more women on this
6 7	work with you personally, but your reputation	6 7	board is definitely a good thing.
8	precedes you.	8	I think, most importantly, to the staff
9	As someone who loves Jacksonville very	9	that I got to interact with over that five-year
10	deeply and who's worked in the city for a long	10	period, I you know, it I really
11	time, your name is not unknown to me, and just	11	considered you guys to be coworkers. And I
12	so much respect for what you have done for this	12	think P.K. can attest as board Chair, you
13 14	city, and wish you all the very best. Just disappointed I don't have a chance to work with	13 14	really do spend as much time, maybe even more time, when you're Chair, doing this job, than
14	you directly.	14	your real job, and and so I did create some
16	BOARD MEMBER CAFFEY: Similar to what	16	just wonderful relationships with our staff.
17	Carrie said, I mean, John and I [sic] overlap	17	Guy, I'm always up for a beer after work
18	with you was minimal, but sounds like we missed	18	to solve the world's problems.
19	out on a great opportunity to learn from you	19	Steve, if you ever want me to model
20 21	and hopefully we can carry that forward. (Applause.)	20 21	something up for you or just talk about a deal, I'm happy to do that.
21	MR. CITRANO: I'll be brief. Just some	21	And, Ina, I interacted with you the least,
23	quick, random thoughts.	23	but that's because you were always running
24	First of all, when I joined the board, I	24	somewhere with a stack of papers, but I know
		l	
25	was immensely intimidated by the talent that	25	you were super busy and appreciate all that
25	was immensely intimidated by the talent that Diane M. Tropia, Inc.	25	Diane M. Tropia, Inc.
25	was immensely intimidated by the talent that Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203
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Down	town Investment Authority 37 you've done over the years.	1	Uncertified Condensed Copy 39 really make those effective, but that's the
2	And then lastly, Lori, I learned so much	2	status of that committee.
3	from you during our tenure together. I really	3	The DIA liaison to City Council is
4	do I'm amazed at how much effort you put	4	Councilman Arias and I don't know if we told
5	into this job.	5	him about the room change today. He has
6	And I've told people this and I say it	6	offered to advance several pieces of
7	halfway jokingly, but it will take five people	7	legislation on our behalf. One of them is the
8	to fill Lori Boyer's position when she retires,	8	quorum legislation which passed City Council
9	and so	9	committees this week. So I want to tell you
10	You have created your own legacy and I	10	all about that.
11	wish you all the best when your tenure is up.	11	So the original ordinance for DIA required
12	So thank you all very, very much, and I	12	a quorum of six, regardless of how many board
13	appreciate the recognition.	13	members were seated. So there have been times
14	(Applause.)	14	when we only had five or six board members
15	THE CHAIRMAN: Thank you, Jim.	15	seated, which either meant you couldn't have a
16	And, of course, thank you for being here	16	meeting or you had to have every single person
17	right on time. Appreciate it.	17	present in the room to have a meeting.
18	MR. CITRANO: I went to the library.	18	So what this legislation does is it
19	THE CHAIRMAN: We all wish we were in the	19	changes the quorum requirement to a majority of
20	library, I'm afraid.	20	those seated, so and a minimum of four. So
21	Ms. Boyer, anything else from you?	21	if there were only six, you couldn't have a
22	MS. BOYER: CEO report.	22	meeting with three; you would have to have
23	THE CHAIRMAN: Yes. That would be great.	23	four. But if there were seven, you'd have to
24 25	MS. BOYER: All right. So an update. Mr. Citrano's favorite committee, the	24 25	have four. If there were eight, you'd have to have five.
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1	Special Committee on Downtown [sic]. And thank	1	The idea here being that it's a little bit
2	you for hanging in there with us on that, by	2	of a relaxation on the in-person quorum
3	the way.	3	requirement because we've just had
4	A meeting had been scheduled but was	4	circumstances that one person or another can't
5	canceled and will be rescheduled when	5	attend a meeting or I think the real
6	legislation is drafted. So the Chair of the	6	challenge in January we had a number of
7	committee I had a meeting with the Chair of	7	resignations, and then the snow storm that
8	the committee. He is looking to advance some	8	canceled our meeting and we had to try to
9 10	of the recommendations that had been recommended by the Chamber, that he had	9 10	reschedule a meeting, and everybody has work schedules, and on short notice it's really
10 11	recommended, I think Build Up had supported	11	tough, so very appreciative of Council Member
12	some of those same recommendations, the DIA	12	Arias offering this legislation, and it did
12	board had.	12	pass out of the Rules Committee and will be
14	So those recommendations I met with the	14	going to full Council on Tuesday night.
15	attorneys in the Office of General Counsel and	15	Next is one on parking. So these are a
16	they are starting to draft some of them, and	16	number of changes to the parking ordinances
17	the Chair plans to schedule another meeting of	17	that were adopted by the board by resolution
18	the Special Committee when there is legislation	18	last February, so over a year ago. And those
19	that he can actually present to the committee	19	are now Councilman Arias is working with the
20	and have the committee look at and consider.	20	Office of General Counsel to get those drafted.
21	So he was hoping that would be as soon as next	21	The next one after that is the noise
22	week. I doubt that's the case because some of	22	ordinance, which I see Ms. Ott in the
		23	audience, and she is working with Ina on that,
23	these issues that we're trying to resolve are		
23 24	not no simple change an ordinance and it	24	researching other cities and making
_	not no simple change an ordinance and it happens, so they're trying to figure out how to		researching other cities and making recommendations that they'll be giving to OGC
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1	and Councilman Arias.	1	a DPRP that you recommended that went through
2	And then, finally, it is revisions to the	2	MBRC, was filed with City Council, got a lot of
3	Downtown Preservation & Revitalization Program.	3	debate in NCS Committee, passed by a split
4	So what I'm going to share with you is that	4	vote, and was apparent it would not pass the
5	Council Member Arias was concerned about how	5	Finance Committee. Some of the same members
6	long it took for people to get paid, and he	6	were on the Finance Committee.
7	wanted to amend the program to make changes to	7	That has now been deferred at the request
8	accelerate that timing.	8	of the developer, and the developer has engaged
9	He became intimately involved in the	9	a lobbyist and is meeting with Council members,
10	details of the review of payment schedules and	10	and we'll see where that goes.
11	processing of invoices and closing on the Decca	11	So I think what we told you when we did
12	project. So what I can tell you is the Decca	12	this one was this was going to be a test. It
13	project has now closed and been paid, which	13	is in City Center. And the question is, did
14	we're all very pleased about. However, what	14	Council have the appetite for any additional
15	Councilman Arias learned in the process was	15	historic program grants, because that was what
16	that the DIA review of the invoices was	16	we were presenting to them, and it was a pretty
17	expedited and happened in probably about ten	17	modest ask in terms of the amount dollar
18	days from the time they finished construction,	18	amount. So we'll see where that goes in the
19	and then the closing process has taken about	19	next two or three weeks.
20	two months, and that's because these are real	20	Next is 2025-0256, the WJCT lease
21	loans, so there's title work that has to be	21	amendment. That legislation got completed,
22	done and if there are liens on the property, they have to be cleared, and I mean, it kind	22 23	filed, and it's in committees next cycle.
23 24	of goes on.	23 24	2025-0220, the quorum bill I just mentioned will be ready for Council.
24	And so I'm not sure that this is any	24 25	And then next is the Gateway
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1	longer on his radar as an amendment to the	1	legislation will be filed with MBRC on Friday
2	program for that reason. There are other	2	and filed with City Council the week of the
3	reasons that Mr. Kelley would like to see some	3	28th.
4	changes in that program, and I think Council is	4	I'm going to draw your attention to the
5	thinking there should be some changes in that	5	red and blue handout that I put on your desks.
6	program. So that may be coming, but probably	6	I handed that out yesterday to the Finance
7	not for the reason it was initially put on Council Member Arias' list.	7	Committee when I was asked to talk about so
8 9	Next is pending legislation. Just to	8 9	it's this one (indicating) that has a series of dates on it, which shows you the schedule that
10	update you on pending legislation, we have bill	9 10	we are on in terms of when various aspects of
11	2025-0135, was Council Member Salem's	11	the Gateway legislation that would facilitate
12	legislation to appropriate \$8 million to	12	redevelopment of Riverfront Plaza, pad B, and
13	acquire the Interline building. That bill	13	acquisition of 801 West Bay, when that gets
14	passed out of Council with several members	14	filed with MBRC, with City Council, when it
15	voting yes as long as they could still consider	15	would be introduced. That's all blue.
16	the swap.	16	Everything blue has to do with Gateway.
17	So it was a bill that appropriated dollars	17	Everything red has to do with the University of
18	and facilitated the acquisition by purchase, if	18	Florida. And so they're running in tandem,
19	Council chooses to amend the legislation to do	19	except that the University of Florida is two or
20	that, but it is not a it is not exclusive in	20	three weeks later so that the Gateway
21	the sense that they still had the ability to	21	discussion can be resolved before the
22	consider alternate legislation as well and not	22	University of Florida legislation comes before
23	proceed in that direction.	23	Council.
24	The next one is 2025-0183, Juliette	24	So that is the status on that.
25	Balcony. So you remember Juliette Balcony was	25	And just today we had a two-and-a-half
	Diane M. Tropia, Inc.		Diane M. Tropia, Inc.
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	f Jacksonville town Investment Authority		April 16, 2025 Uncertified Condensed Copy
Down	45		47
1	hour meeting with UF this morning and then	1	have funded in our budget, both for design and
	another two-hour meeting with Gateway as we're	2	construction. So that will now it will be
2	2 /	_	
3	trying to work through and negotiate and get	3	able to get under design.
4	all these documents drafted and finalized, so	4	This is the dog park and some sport courts
5	we're on quite an accelerated pace right at the	5	as was recommended by the GAI plan that was
6	moment to try to make these, let alone the	6	part of our plan update in 2022 when we updated
7	other things that keep popping up.	7	the CRA plan. They identified missing
8	From a staffing standpoint, we have some	8	recreational assets and recreational amenities
9	good news. Van Christiansen has accepted our	9	that we needed to add in various parts of
10	offer and will be starting on May 5th as	10	downtown, and this is the location they
11	redevelopment coordinator. This is Susan	11	recommended as well.
12	Kelly's replacement. Looking forward to that.	12	The next one on McCoy's Creek Park, the
13	And we plan now to advertise for the	13	reason we chose that, that park has no
14	marketing and communications position; however,	14	construction funding at the moment, neither in
15	we will not start interviewing for a few weeks	15	the CIP, nor from DIA, but the design of the
	because Mr. Parola and I have no time for		park is very essential to proper grading of the
16		16	
17	interviews right at the moment, but we will get	17	site once they finish the creek, and we wanted
18	it advertised and at least get the opportunity	18	to be able to at least grade and grass the
19	for people to start applying.	19	site, consistent with a future grading plan and
20	From a contract oversight standpoint, as I	20	consistent with how it would interface with the
21	mentioned, Decca finally closed.	21	bulkhead location.
22	Professional service contracts, a couple	22	So that's really to give us a preliminary
23	of things on that. That new RFQ that we have	23	idea of what the ultimate design is going to
24	been working on for six months to a year to	24	be, so we know, and then we can make sure
25	come up with a complete list of qualified	25	anything we do in the interim is working toward
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	design vendors, all different aspects, whether	1	48 that.
2	design vendors, all different aspects, whether it's surveyors or geotech or landscape	2	48 that. Part of it is there's supposed to be a
2 3	design vendors, all different aspects, whether it's surveyors or geotech or landscape architects, et cetera, that was finally you	2 3	48 that. Part of it is there's supposed to be a pedestrian bridge that goes across the creek.
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	f Jacksonville		April 16, 2025
Down	town Investment Authority 49		Uncertified Condensed Copy 51
1	Arias and the mayor's office, and the current	1	Patrick, CEO update CEO search update?
2	recommendation is to build the parking and to	2	THE CHAIRMAN: Right. I thought you
3	build the deck above it, and have the deck	3	wanted me to do that during my update, but I
4	designed such that it could accommodate a	4	can do it now if you'd like.
5	future food hall but not actually construct the	5	MS. BOYER: No. I'll defer to when you
6	food hall right now, build a ramp up to the	6	get to your update, then, if you've got it
7	deck and use it as a food truck plaza that	7	covered. I just didn't want us to do it twice.
8	could be activated when there's a sporting	8	Capital projects update. Two-way on
9	event or when there's a concert or something,	9	Forsyth and Adams, Phase 1 and 2 are both
10	but not try to have vendors that are open every	10	moving forward. Phase 1 is complete will be
11	day when there's no one walking in the	11	complete by the end of May, which is on
12	immediate area.	12	schedule.
13	So that's really the concept that we're	13	The costs are escalating on Phase 2. We
14	doing and why we want to get that designed and	14	just got a notice that they want more money for
15	implemented and try to tie the timing up with the construction of the park which is scheduled	15	design, not an insignificant additional amount.
16	•	16	So we'll be reviewing that and having a conversation with them about that since the
17 18	to start in January of next year. So if we go ahead now and finish our design of this park,	17 18	design has not actually changed. So that's on
19	we'll be before they finish, we'll be able	10	Mr. Parola's and my schedule.
20	to implement this piece as well. And we do	20	The Hogan Street design. Groundwork has
21	believe we already have enough funding set	20	engaged SCAPE landscape. It's a company
22	aside for this.	22	nationally known company, to redesign the work
23	And then, finally, Riverwalk enhancements	23	that Baker had already done. And it's now
24	and signage. A much less expensive project on	24	going back to Baker to incorporate the SCAPE
25	the Northbank, but just trying to get some of	25	recommendations and price.
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1	the continuity and enhancements in place. And I had a meeting yesterday with the Parks	1	I will say, I had very few objections to what SCAPE was recommending. My only concern
3	Department and Harbinger Sign and saw their	2	with it is the further delay in the timing of
4	models of the kiosks, digital kiosks that we're	4	the implementation. This is a project that
5	planning to implement along the Riverwalk. And	5	some of the adjacent businesses hoped we would
6	these would be interactive. They would have	6	have completed a year and a half ago, and we
7	digital maps, but they'd also be able to tell	7	haven't started construction yet. So that
8	you about what programming is going on where,	8	impacts these adjacent businesses that we're
9	what other events are going on downtown.	9	providing incentives for.
10	So very excited about getting those done,	10	Next is RiversEdge. So the parks as
11	and that would be part of what we'd implement	11	you saw, the parks are nearing completion.
12	with those. That would be the Riverwalk	12	We're negotiating the maintenance and
13	signage we're talking about here.	13	programming agreement. Really looking good.
14	So our hope is, as we start to open up	14	Met Park, the marina and bulkhead is
15	sections of the Riverwalk, we'll have this	15	nearing completion. I don't think we had any
16 17	signage implemented everywhere. It go will go into St. Johns River Park and go into	16 17	pictures of that this time. And the marina and marina support building are still on schedule.
18	Riverfront Plaza, but it will go in	17	Some quick development updates.
19	everything from RAM up through McCoy's when	19	One Riverside, we talked about the fact
20	that section now becomes, really, a highly	20	that they're leasing residential and their
21	activated again and usable. So looking forward	21	first occupants have moved in.
22	to those. That's what those are.	22	Iguana. The lease and RDA amendment is in
23	The CEO search is in process. And I	23	review regarding changes in the restaurant
24	deferred to the Chair to provide an update on	24	terms. Otherwise, they're on schedule.
25	the schedule, or Mr. Parola, one of you had it.	25	Jones Brothers historic. A Notice of
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1	Commencement was issued last Friday. So they	1	Mr. Parola handed out some items for you
2	had a deadline, we had given them a couple of	2	just before we started. In less than a month,
3	extensions. They were trying to get their	3	we are going to be very busy with our CEO
4	closing financial closing to occur, and they	4	search and interviews.
5	finally were able to get their Notice of	5	Specifically, please, you know, look at
6	Commencement and get underway.	6	this chart that has the dates critical
7	MOSH. The legislation was approved at	7	dates, May 12 through 14, May 22 and 23, and
8	City Council, and they are now redesigning the	8	June 9. You should have holds on your
9	building to include 75 parking spaces. I will	9	calendar. If you don't, please reach out to
10	say Mr. Parola and I and the team met with MOSH	10	Ava and get that corrected so that we can
11	and their architects on that. The building	11	ensure everybody's participation.
12	looks the massing of the building looks	12	There's also an update from the search
13	substantially different than what you saw	13	firm in there, so I'm not going to read that or
14	previously, so it will be coming back to the	14	summarize that; you all can do that. But
15	board at some point when they get this design	15	things look promising and we're on track, we're
16	far enough along that we have something to	16	on schedule, which is very important for us and
17	show.	17	everybody in this room, and so please be
18	Site plan-wise, we're pretty much on track	18	prepared to participate and make yourselves
19	with the same site plan, and there are certain	19	available there.
20	aspects of it I think that you'll be very happy	20	And, again, if you don't have these things
21	with. Not sure if you'll like all of the news	21	on your calendar, please make sure Ava knows
22	surrounding it, but we will be hopefully having	22	that so she can fix it for you.
23	that in your hands within a month or two.	23	Yes, ma'am.
24	The WJCT lease. Mr. Parola is tracking	24	MS. BOYER: I have nothing on this, but
25	that legislation.	25	before you adjourn I have one agenda item I may
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	So that's may nomination. MS. BOYER: There you go. Thank you, sir. THE CHAIRMAN: Thank you for reminding me. I have nothing else. MS. Boyer? MS. BOYER: Nor do I. I just wanted to I didn't get to speak in the kind of rotation with this regarding Mr. Citrano, and I just want to THE CHAIRMAN: Please. MS. BOYER: personally thank him, not only for his devotion of time and energy to the board and always being there, but also for the personal support he provided for me and for staff. We went through a few rough patches during his tenure that we hadn't seen in the two or three years prior to that, and I can't say enough about how supportive you were for all of us, and it was very important, and thank you very much. MR. CITRANO: Thank you. THE CHAIRMAN: Thank you. Anything for the good of the order? BOARD MEMBERS: (No response.) Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 3 24 25 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 10 10 10 10 10 10 10 10 10 10	CERTIFICATE OF REPORTER STATE OF FLORIDA) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes. DATED this ^ day of ^ 2025. Diane M. Tropia Florida Professional Reporter Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com

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