

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, April 16, 2025,
commencing at 2:00 p.m., the Edward Ball Building,
Room 1001, First Floor, 214 North Hogan Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, Strategic Initiatives Coordinator.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
BILL DELANEY, Council Liaison, Mayor's Office.
AVA HILL, Administrative Assistant.

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1 board member.
2 BOARD MEMBER WOHLERS: Scott Wohlers,
3 board member.
4 THE CHAIRMAN: Patrick Krechowski, board
5 member.
6 BOARD MEMBER HIRABAYASHI: John
7 Hirabayashi, board member.
8 BOARD MEMBER BAILEY: Carrie Bailey, board
9 member.
10 BOARD MEMBER CAFFEY: Jill Caffey, board
11 member.
12 BOARD MEMBER FETNER: Sondra Fetner, board
13 member.
14 THE CHAIRMAN: Back to you, John.
15 MR. SAWYER: John Sawyer, Office of
16 General Counsel.
17 MR. PAROLA: Guy Parola, director of
18 operations.
19 MS. BOYER: Lori Boyer, CEO.
20 MR. MCARTHUR: Wade McArthur, property
21 disposition manager.
22 THE CHAIRMAN: And I saw -- there's Steve
23 Kelley walking in.
24 Welcome, everybody. Thanks to all of you
25 for being here. We've got a full agenda, so
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1 P R O C E E D I N G S
2 April 16, 2025 2:00 p.m.
3 - - -
4 THE CHAIRMAN: All right. Good afternoon,
5 everyone.
6 We're going to call this Downtown
7 Investment Authority meeting to order.
8 First thing we'll do is rise and join in
9 the Pledge, please.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you.
12 Before we get to introductions, just --
13 we're in a different space. I'm merely a small
14 country lawyer, I won't comment on the design
15 of this space just yet. But if your mics are
16 green, they're on. You don't have to hold
17 them, but we need to speak directly into them
18 so everything we say can be transcribed. So
19 please keep that in mind.
20 And with that, we'll -- it's weird having
21 people behind us, but we'll kind of go
22 around -- Cameron, if you want to start with
23 introductions, please.
24 BOARD MEMBER HOOPER: Cameron Hooper,
25 board member.
BOARD MEMBER HEAVENER: Micah Heavener,
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1 I'll try to keep us on task and on target.
2 Ava, let's start with public comments,
3 please.
4 MS. HILL: We'll start with John Nooney.
5 (Audience member approaches the podium.)
6 MS. HILL: Please state your name and
7 address for the record.
8 AUDIENCE MEMBER: Hello.
9 I am John J. Nooney.
10 Jacksonville City Council Resolution
11 2023-0819.
12 I also have an outstanding JSO trespass
13 citation, 2024-0571349. That's JU.
14 2024-0107. You know, I missed the
15 ribbon-cutting ceremony on that one.
16 (Mr. Delaney enters the proceedings.)
17 MR. NOONEY: It's real. I ran into
18 President Cost, you know, over at City Hall the
19 other day. You know, it's -- it's lifetime, so
20 I've got to get that removed.
21 DIA, you know, downtown includes academia.
22 Downtown is America. Downtown is alcohol. You
23 know, I got some real American beer. You know,
24 we've got Sip & Stroll tomorrow tonight. You
25 know --
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<p style="text-align: right;">5</p> <p>1 You know, Jacksonville, you know, it's 2 over 800 square miles. You are the Downtown 3 Investment Authority. And on my speaker 4 card -- let me just say that the primary reason 5 I'm here also is -- you know, our place -- you 6 know -- and I've shared this before, but I went 7 to the Northeast Regional Council two years ago 8 with our place. You know, we're on Pottsburg 9 Creek and it connects to the Arlington River, 10 which connects to downtown. 11 Well, five months ago, Parks, our 12 waterways department recognized and said, hey, 13 look at Nooney's place. They did. They put us 14 on the FIND list. And that's this 15 (indicating). That's the Florida Inland 16 Navigation District. So that's worldwide. 17 We're taking the show on the road. You know, 18 there is pending legislation. I want to be one 19 of the biggest cheerleaders; it's happening. 20 You know, we ink a movie deal. Gregory 21 Grant. You know, call them the JSEB Five. You 22 know, there is unbelievable legislation that's 23 pending. You know, I'm going to all of these 24 counties right now. When you look at the 25 minutes, how I was reflected in that.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 Thank you for listening, and let's see 2 that resolution. 3 THE CHAIRMAN: Thank you, Mr. Nooney. 4 MS. HILL: Next we have Darren Harvey. 5 (Audience member approaches the podium.) 6 MS. HILL: Please state your name and 7 address for the record. 8 AUDIENCE MEMBER: Okay. Good afternoon. 9 My name is Darren Harvey. My business 10 address is 904 Market Street, Jacksonville, 11 32204. 12 I just wanted to introduce myself. I'm a 13 new business owner here. I've just come from 14 Green Bay and I acquired a construction 15 management company, the CMS Group. We're 16 located over in Riverside. 17 And I also represent the Whetstone family 18 in a couple of buildings that are over off of 19 Jefferson and State. They were just designated 20 local historic buildings, so we'll be looking 21 at opportunities to see how we can better -- 22 not just refurbish them, but develop them. 23 So, again, the purpose of my statement is 24 just to say, hey, I'm in Jacksonville. I'm not 25 from Jacksonville. My wife is from</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 The reason I'm here -- and, again, I'm 2 going to start asking this. I am here asking 3 and seeking a DIA resolution of support 4 recognizing Nooney's support, and your support, 5 in supporting this potential acquisition for 6 the benefit of all the people in Jacksonville. 7 We hit every box. 8 I went to the JTA board meeting, JEA 9 meeting, Council on Elder Affairs, you know, 10 the mayor's Disability Council, some of this 11 I'll be entering in as a permanent record. You 12 know, that's the wheelchair gang. And I'll 13 tell you what, it's a quality of life issue. 14 And just know this: It was Parks, it was 15 Waterways. We're on this list, and it's 16 worldwide. 17 You know, you have Blue Origin. You have 18 the rocket babes. You know, they just went up, 19 you know, to space. Well, you know what, 20 that's tourism. When you're circling the 21 globe, ping-pong Nooney's spot. 22 So anyway, DIA, downtown -- 23 MS. HILL: Thank you. Your time is up. 24 MR. NOONEY: DIA, downtown includes 25 aerospace.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 Jacksonville. But this is where we're going to 2 finish out our final chapter here, so thank you 3 for your time. 4 THE CHAIRMAN: Thank you for being here. 5 Welcome. 6 MS. HILL: And that is it. 7 THE CHAIRMAN: Okay. Thank you, Ava. 8 Seeing no more public comments at this 9 time, we'll move forward in our Community 10 Redevelopment Agency portion of the meeting. 11 Do we have any Form 8B voting conflict 12 disclosures? 13 BOARD MEMBER HOOPER: I filed one. 14 THE CHAIRMAN: Mr. Hooper. 15 BOARD MEMBER HOOPER: I have one with 16 Resolution 2025-04-13, HTG. We have a -- we 17 are representing a land seller in Duval County 18 in which HTG is under contract. And so my 19 firm, if they receive and purchase that deal, 20 there will be a benefit to my firm and myself. 21 No contract with HTG specifically in terms of 22 our rep, but there is association. 23 THE CHAIRMAN: Okay. Thank you. 24 Anybody else? 25 BOARD MEMBERS: (No response.)</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 THE CHAIRMAN: All right. With that, 2 we'll go on to Item 3B, March 19, 2025, 3 Community Redevelopment Agency meeting minutes 4 for approval. I'll entertain a motion. 5 BOARD MEMBER BAILEY: Move to approve. 6 BOARD MEMBER HEAVENER: Second. 7 THE CHAIRMAN: All right. We have a 8 motion and a second. Any discussion, 9 corrections, comments? 10 BOARD MEMBERS: (No response.) 11 THE CHAIRMAN: All right. Seeing none, 12 we'll take a group vote. 13 All in favor, signify by saying aye. 14 BOARD MEMBERS: Aye. 15 THE CHAIRMAN: Any opposed? 16 BOARD MEMBERS: (No response.) 17 THE CHAIRMAN: And the March 19th, 2025, 18 Community Redevelopment Agency meeting minutes 19 are approved. 20 Moving on now to Item 3C. And before I go 21 any further, just -- Ms. Boyer, I can't see 22 you, so if -- do what my mom used to do and 23 hiss at me or something if you need my 24 attention or you need to make any comment. I 25 just can't -- I can't make eye contact, so I Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 THE CHAIRMAN: Mr. Wohlers. 2 BOARD MEMBER WOHLERS: In favor. 3 THE CHAIRMAN: Mr. Hirabayashi. 4 BOARD MEMBER HIRABAYASHI: In favor. 5 THE CHAIRMAN: Ms. Bailey. 6 BOARD MEMBER BAILEY: In favor. 7 THE CHAIRMAN: Ms. Caffey. 8 BOARD MEMBER CAFFEY: In favor. 9 THE CHAIRMAN: Ms. Fetner. 10 BOARD MEMBER FETNER: In favor. 11 THE CHAIRMAN: And I, too, am in favor, so 12 the consent agenda is unanimously approved. 13 And I'm remiss in welcoming Ms. Bailey. 14 Thank you for being here. We're glad to have 15 you on the board. 16 BOARD MEMBER BAILEY: Thank you. Glad to 17 be here. 18 THE CHAIRMAN: Okay. Item 3D on the 19 Community Redevelopment Agency agenda, 20 Resolution 2025-04-01, the Northbank proposed 21 fiscal year '26 CRA budget. 22 Ms. Boyer, I assume I'm turning it over to 23 you. 24 MS. BOYER: Thank you, Mr. Chairman. 25 So what you have in your book is you have Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 can't see whether you need to make any comments 2 or anything like that, so just give me a 3 verbal. 4 MS. BOYER: Okay. Thank you. 5 THE CHAIRMAN: Moving on to Item 3C, the 6 consent agenda. I will either entertain 7 something being pulled off the consent agenda 8 or a motion to approve the consent agenda. 9 Do I hear motion to approve the consent 10 agenda? 11 BOARD MEMBER WOHLERS: Move to approve. 12 THE CHAIRMAN: Mr. Wohlers moved to 13 approve. 14 Do I have a second? 15 BOARD MEMBER HEAVENER: Second. 16 THE CHAIRMAN: Thank you, Mr. Heavener. 17 Any comments, questions on the consent 18 agenda? 19 BOARD MEMBERS: (No response.) 20 THE CHAIRMAN: All right. Seeing none, 21 we'll go around the horn on this. 22 Mr. Hooper, how do you vote? 23 BOARD MEMBER HOOPER: In favor. 24 THE CHAIRMAN: Mr. Heavener. 25 BOARD MEMBER HEAVENER: In favor. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 the resolution and then directly behind the 2 resolution is the exhibit that is amended per 3 the action of the committee. And what you have 4 following it is an Exhibit A with multiple 5 columns and some highlighted lines. 6 The highlighted yellow lines in the fiscal 7 year '25/'26 budget, revised by committee, 8 shows the changes in REV Grant amounts based on 9 the actuals that were -- we then had 10 available -- we had had some Value Adjustment 11 Board appraisal adjustments. And as a result, 12 the REV Grants for this year changed, so the 13 REV Grants for next year changed as well. And 14 that is the change. 15 The other thing is a scrivener's change, 16 which, if you go down to the Snyder incentive 17 and Riverfront Plaza, pad B, it shows 18 3-and-a-half million in Riverfront -- 19 3-and-a-half million in Snyder and 12 million 20 in Riverfront Plaza, pad B. And so those 21 conform to the amendments made at committee. 22 THE CHAIRMAN: Okay. So would we 23 characterize this resolution as amended or 24 what -- what stage are we calling this 25 particular resolution then? Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 MS. BOYER: The resolution before you is
2 as amended by committee.
3 THE CHAIRMAN: Okay. Thank you.
4 Any questions of staff?
5 BOARD MEMBERS: (No response.)
6 THE CHAIRMAN: Seeing none, I'll entertain
7 a motion on Resolution 2025-04-01 as amended.
8 BOARD MEMBER HEAVENER: Move to approve.
9 BOARD MEMBER WOHLERS: Second.
10 THE CHAIRMAN: I have a motion and a
11 second.
12 Any additional questions or comments on
13 this particular resolution?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: Seeing none, Mr. Hooper,
16 how do you vote?
17 BOARD MEMBER HOOPER: In favor.
18 THE CHAIRMAN: Mr. Heavener.
19 BOARD MEMBER HEAVENER: In favor.
20 THE CHAIRMAN: Mr. Wohlers.
21 BOARD MEMBER WOHLERS: In favor.
22 THE CHAIRMAN: Mr. Hirabayashi.
23 BOARD MEMBER HIRABAYASHI: In favor.
24 THE CHAIRMAN: Ms. Bailey.
25 BOARD MEMBER BAILEY: In favor.

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1 THE CHAIRMAN: Ms. Caffey.
2 BOARD MEMBER CAFFEY: In favor.
3 THE CHAIRMAN: Ms. Fetner.
4 BOARD MEMBER FETNER: In favor.
5 THE CHAIRMAN: And I, too, am in favor, so
6 the resolution, 2025-04-01, passes unanimously.
7 Moving on to Item 3E, Resolution
8 2025-04-02, Southbank proposed fiscal year '26
9 CRA budget.
10 Ms. Boyer.
11 MS. BOYER: Thank you, Mr. Chairman.
12 The documents in your binder are in a
13 similar format. You have the resolution first,
14 then you have a revised, clean copy of the
15 exhibit, which would be the budget we would
16 submit. And then the page behind that, which
17 has the yellow highlighting, reflects the
18 changes that were made by amendment in
19 committee, the most significant of which was to
20 reduce the revenue from 7 million to
21 6-and-a-half, based on concerns over next
22 year's potential tax revenue.
23 As a result of that, we reduced the
24 Riverwalk enhancement and signage from 900,000
25 to 500,000, and then reduced Unallocated by

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1 100,000 to make up that \$500,000 difference.
2 The other changes are all changes in REV
3 Grants, similar to what you saw on the
4 Northbank.
5 THE CHAIRMAN: All right. Thank you.
6 Any questions of Ms. Boyer?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: Okay. Seeing none, I'll
9 entertain a motion on Resolution 2025-04-02 as
10 amended.
11 BOARD MEMBER WOHLERS: Move to approve.
12 BOARD MEMBER HOOPER: Second.
13 THE CHAIRMAN: Thank you. We have a
14 motion and a second.
15 Any additional questions or comments?
16 BOARD MEMBERS: (No response.)
17 THE CHAIRMAN: Seeing none, Mr. Hooper,
18 how do you vote?
19 BOARD MEMBER HOOPER: In favor.
20 THE CHAIRMAN: Mr. Heavener.
21 BOARD MEMBER HEAVENER: In favor.
22 THE CHAIRMAN: Mr. Wohlers.
23 BOARD MEMBER WOHLERS: In favor.
24 THE CHAIRMAN: Mr. Hirabayashi.
25 BOARD MEMBER HIRABAYASHI: In favor.

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1 THE CHAIRMAN: Ms. Bailey.
2 BOARD MEMBER BAILEY: In favor.
3 THE CHAIRMAN: Ms. Caffey.
4 BOARD MEMBER CAFFEY: In favor.
5 THE CHAIRMAN: Ms. Fetner.
6 BOARD MEMBER FETNER: In favor.
7 THE CHAIRMAN: And I, too, am in favor, so
8 Resolution 2025-04-02 passes unanimously.
9 Thank you.
10 Moving on now to Item 3F, Resolution
11 2025-04-09, the Northbank transfer to lease
12 buyout.
13 Ms. Boyer.
14 MS. BOYER: Thank you, Mr. Chairman.
15 So if you look at the redline on
16 Resolution -09 in the resolution itself, we
17 attempted to reflect what seemed to be the
18 intent of the committee, which was that they
19 wanted to move the resolution forward to the
20 board.
21 They thought it appropriate that we
22 transfer funds out of those areas where we have
23 a surplus and put them to a better use, but
24 that, since there had been no decision on the
25 Apex lease buyout, and that's what this

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<p style="text-align: right;">17</p> <p>1 resolution initially contemplated, that perhaps 2 it would be appropriate to hold the resolution 3 at the board level until some resolution or 4 decision was made on that. 5 It could either be transferred to that 6 purpose or to Unallocated or to Riverfront 7 Plaza, pad B, or some other use you see fit, 8 but the thought was we needed -- we should go 9 ahead and move it forward from the committee to 10 demonstrate that there was a source of funding 11 available and it was a source we should be 12 transferring funds from in any event. 13 THE CHAIRMAN: All right. I was not able 14 to attend the REPD Committee meeting last week, 15 so as Chair, Ms. Caffey, do you have any 16 additional comments on this or any direction on 17 how you'd like the board to treat this or how 18 your committee would? 19 BOARD MEMBER CAFFEY: I think we needed to 20 make further movement on the Apex lease 21 decision before we could move forward with 22 this, so defer until we get to the Apex 23 discussion. 24 THE CHAIRMAN: Okay. Any other comments 25 or objections to either deferring to later in Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">19</p> <p>1 with the redline herein; is that my 2 understanding? 3 MS. BOYER: The redline reflects the 4 action of the Finance Committee, but I would 5 ask that you not vote on it today and hold it 6 here pending a decision in REPD and at the 7 board level on whether you want to use it for 8 the Apex lease buyout -- 9 THE CHAIRMAN: I got it. 10 MS. BOYER: -- or whether you want to use 11 it for some other purpose. 12 THE CHAIRMAN: Okay. So not referring it 13 back to the committee but deferring it at the 14 board level for next month? 15 MS. BOYER: Correct. 16 THE CHAIRMAN: Got it. Sorry for the 17 confusion. 18 Okay. Let's try it again, then. Any 19 objection to Resolution 2025-04-09 being 20 deferred for a month and coming back to the 21 board in May? 22 BOARD MEMBERS: (No response.) 23 THE CHAIRMAN: Now that I have a clear 24 picture. That's what I get for playing hooky. 25 Okay. So we'll defer Resolution Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">18</p> <p>1 this meeting or was there discussion to defer 2 it again at the committee level? 3 BOARD MEMBER CAFFEY: And bring it back to 4 the committee next month. 5 THE CHAIRMAN: Okay. So any objection to 6 deferring Resolution 2025-04-09 to the REPD 7 Committee meeting next month? 8 MS. BOYER: Mr. Chairman. 9 THE CHAIRMAN: Yes, ma'am. 10 MS. BOYER: This was not in REPD 11 Committee. 12 THE CHAIRMAN: Oh, sorry. 13 MS. BOYER: This was in Finance and 14 Budget. And Finance and Budget already voted 15 it out. You can rerefer it to them, but I'm 16 not sure that you need to. It can simply be 17 held here. 18 THE CHAIRMAN: Gotcha. Sorry for the 19 confusion. 20 So Ms. Caffey was referring to Item 3H, 21 then? 22 BOARD MEMBER CAFFEY: Correct. Sorry. 23 THE CHAIRMAN: Sorry. No, my fault. 24 Okay. So if we're moving forward on this 25 from Finance, we're talking about it as amended Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">20</p> <p>1 2025-04-09 and see it at the board level in 2 May. 3 Is that good? 4 MS. BOYER: (Nods head.) 5 THE CHAIRMAN: Good. 6 All right. Item 3G, Resolution 7 2025-04-13, the HTG negotiated disposition. 8 Ms. Boyer. 9 MS. BOYER: I'm deferring to Mr. Kelley. 10 THE CHAIRMAN: Mr. Kelley. 11 MR. KELLEY: I'm deferring to 12 Mr. McArthur. 13 MR. MCARTHUR: So what you have in front 14 of you in your packet -- I just realized -- if 15 you turn to the exhibit on the term sheet, 16 the -- on the restriction of use, the redline 17 that's reflected there was something that was 18 done before REPD. 19 This redline does not reflect the change 20 that Ms. Fetner had proposed, which is right -- 21 directly after the redline portion, where it 22 says "the property will be deed restricted to 23 ensure" -- it was amended to add, "At the 24 request of the developer, the property was" -- 25 will be deed restricted, just to reflect that Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">21</p> <p>1 this is not something that we imposed on them; 2 this is something that the developer had come 3 to us and suggested as far as the tax 4 exemption. 5 THE CHAIRMAN: And that amended language 6 that's not reflected here was voted on at the 7 committee level? 8 MR. MCARTHUR: Yes, sir. 9 THE CHAIRMAN: Okay. 10 Ms. Fetner, do you have any comments on 11 that or is -- have we got a clear picture 12 there? 13 BOARD MEMBER FETNER: As long as the rest 14 of the board doesn't need any further 15 explanation, then -- 16 THE CHAIRMAN: Right. I just wanted to 17 make sure you were -- you were clear. 18 BOARD MEMBER FETNER: Yeah. 19 THE CHAIRMAN: Any other questions or 20 comments on that change in language? 21 BOARD MEMBERS: (No response.) 22 THE CHAIRMAN: Can we say it one more time 23 so we're all clear on kind of where in -- 24 MR. MCARTHUR: Yeah. 25 THE CHAIRMAN: -- where and what? Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">23</p> <p>1 BOARD MEMBER HEAVENER: In favor. 2 THE CHAIRMAN: Mr. Wohlers. 3 BOARD MEMBER WOHLERS: In favor. 4 THE CHAIRMAN: Mr. Hirabayashi. 5 BOARD MEMBER HIRABAYASHI: In favor. 6 THE CHAIRMAN: Ms. Bailey. 7 BOARD MEMBER BAILEY: In favor. 8 THE CHAIRMAN: Ms. Caffey. 9 BOARD MEMBER CAFFEY: In favor. 10 THE CHAIRMAN: Ms. Fetner. 11 BOARD MEMBER FETNER: In favor. 12 THE CHAIRMAN: And I, too, am in favor, so 13 Resolution 2025-04-13, as amended, passes 14 unanimously. 15 The next is Resolution 2025-04-14, which 16 we inadvertently discussed just a few minutes 17 ago. 18 So does anybody on the board have an 19 objection to this matter being deferred at the 20 committee level for next month? 21 BOARD MEMBERS: (No response.) 22 THE CHAIRMAN: All right. Seeing no 23 objection, we will defer 2025-04-14 back to 24 committee in May. 25 All right. I think we've got all of the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">22</p> <p>1 MR. MCARTHUR: So on the last sentence in 2 the restriction of -- on use, in the term 3 sheet, it should read, "At the request of the 4 developer, the property will be deed restricted 5 to ensure that the property will remain on the 6 tax roll and cannot be conveyed to a tax-exempt 7 entity or file for" -- that should say 8 "tax-exempt status." 9 THE CHAIRMAN: Great. 10 Any questions on that? 11 BOARD MEMBERS: (No response.) 12 THE CHAIRMAN: Everybody clear? 13 BOARD MEMBERS: (Nod heads.) 14 THE CHAIRMAN: Okay. I will entertain a 15 motion on Resolution 2025-04-13 as amended. 16 BOARD MEMBER HEAVENER: Move to approve. 17 BOARD MEMBER CAFFEY: Second. 18 THE CHAIRMAN: I have a motion and a 19 second. 20 Any last comments or questions on this? 21 BOARD MEMBERS: (No response.) 22 THE CHAIRMAN: Okay. Mr. Hooper, how do 23 you vote? 24 BOARD MEMBER HOOPER: In favor. 25 THE CHAIRMAN: Mr. Heavener. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">24</p> <p>1 Community Redevelopment Agency work taken care 2 of. 3 Is that correct? We're good? 4 MS. BOYER: That is correct. 5 THE CHAIRMAN: We're good. Ready to move 6 on. 7 (The foregoing proceedings were adjourned 8 at 2:25 p.m.) 9 - - - 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

CERTIFICATE OF REPORTER

STATE OF FLORIDA)

COUNTY OF DUVAL)

I, Diane M. Tropa, 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 29th day of April 2025.

Diane M. Tropa
Florida Professional Reporter

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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, April 16, 2025,
commencing at 2:25 p.m., the Edward Ball Building,
Room 1001, First Floor, 214 North Hogan Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
MICAH HEAVENER, Vice Chair.
SONDRA FETNER, Secretary.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
INA MEZINI, Strategic Initiatives Coordinator.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
BILL DELANEY, Council Liaison, Mayor's Office.
AVA HILL, Administrative Assistant.

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3
1 or a motion to approve the consent agenda.
2 BOARD MEMBER HEAVENER: Move to approve
3 the consent agenda.
4 BOARD MEMBER HOOPER: Second.
5 THE CHAIRMAN: We have a motion and a
6 second on the consent agenda.
7 Any questions or comments?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRMAN: Seeing none, Mr. Hooper,
10 how do you vote?
11 BOARD MEMBER HOOPER: In favor.
12 THE CHAIRMAN: Mr. Heavener.
13 BOARD MEMBER HEAVENER: In favor.
14 THE CHAIRMAN: Mr. Wohlers.
15 BOARD MEMBER WOHLERS: In favor.
16 THE CHAIRMAN: Mr. Hirabayashi.
17 BOARD MEMBER HIRABAYASHI: In favor.
18 THE CHAIRMAN: Ms. Bailey.
19 BOARD MEMBER BAILEY: In favor.
20 THE CHAIRMAN: Ms. Caffey.
21 BOARD MEMBER CAFFEY: In favor.
22 THE CHAIRMAN: Ms. Fetner.
23 BOARD MEMBER FETNER: In favor.
24 THE CHAIRMAN: And I, too, am in favor, so
25 we approved the consent agenda unanimously.

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1 P R O C E E D I N G S
2 April 16, 2025 2:25 p.m.
3 - - -
4 THE CHAIRMAN: Okay. We will move into
5 our Downtown Investment Authority portion of
6 our meeting, beginning with Item 4A, the March
7 19th, 2025, Downtown Investment Authority board
8 meeting minutes.
9 I'll entertain a motion to approve.
10 BOARD MEMBER HEAVENER: Move to approve.
11 BOARD MEMBER WOHLERS: Second.
12 THE CHAIRMAN: Any corrections, comments,
13 issues?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: Okay. Seeing none, we'll
16 take a group vote.
17 All those in favor of approving the March
18 19th, 2025, meeting minutes, signify by saying
19 aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Any opposed?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: The meeting minutes are
24 approved.
25 Moving on to item 4B, the consent agenda.
I will entertain any request to remove an item

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1 Thank you very much.
2 Moving right along, Item 4C, Resolution
3 2025-04-15, the Downtown Vision budget.
4 Ms. Boyer.
5 MS. BOYER: Thank you, Mr. Chairman.
6 So I'm hoping I'm not going to confuse you
7 by the manner in which we assembled the book.
8 So what you have first is a redlined
9 resolution that reflects the committee action,
10 modifying the budget to ask that it be held
11 flat. And that is a redline and that
12 references the original exhibit.
13 Well, now I'm taking that back because
14 that's not what's in your book. If you'll give
15 me just a minute, I'm going to try to find what
16 exhibit is attached and what document was
17 included in your packet.
18 Printed on the back page. Got it.
19 Okay. So they're all printed as one
20 packet. If you will start at the beginning,
21 the resolution -- the first page is what the
22 committee's recommendation was, which was to
23 modify the DVI budget as presented to them.
24 And you'll see down in Section 2 -- it should
25 be redlined at the bottom. It said to hold the

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<p style="text-align: right;">5</p> <p>1 City contribution flat from last year. That 2 was the committee recommendation, and it refers 3 to the budget that immediately follows, which 4 showed a City contribution that had a slight 5 increase. 6 If you go to the last page of that, it 7 shows an increase from 804,877 to 826,813. So 8 the committee action was to modify the budget 9 to keep it at 804-. 10 What you then have immediately 11 following -- and it's printed on the back; the 12 resolution starts on the back of that page -- 13 is a resolution approving DVI's annual budget, 14 including Exhibit A, which is now a revised 15 Exhibit A that DVI has submitted in which they 16 have held the contribution flat. 17 So if you go look to that exhibit, it now 18 shows the contribution held at the 804,877, and 19 it also reflects the other action to provide 20 additional contract funds to them for research 21 assistance. That's on the "Other Sources" on 22 Schedule AE. 23 So they have provided a revised exhibit 24 that incorporates all the changes recommended 25 by committee. So we have provided you an Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 THE CHAIRMAN: All right. Seeing none, 2 I'll entertain a motion on 2025-04-15 as 3 amended. 4 BOARD MEMBER WOHLERS: Move to approve. 5 BOARD MEMBER HEAVENER: Second. 6 THE CHAIRMAN: All right. We have a 7 motion and a second. 8 Last chance, any questions? 9 BOARD MEMBERS: (No response.) 10 THE CHAIRMAN: All right. 11 BOARD MEMBER WOHLERS: I would just like 12 to thank Mr. Gordon and the DVI for taking what 13 the committee said and coming back. Thank you 14 for all you do. Thank you very much. 15 THE CHAIRMAN: Amen. 16 BOARD MEMBER HOOPER: I want to echo that 17 as well. And once again -- I said this at the 18 committee level, but I'm big a fan of the 19 Ambassador program and everything you guys are 20 doing downtown, so appreciate that. 21 THE CHAIRMAN: Anybody else? 22 BOARD MEMBERS: (No response.) 23 THE CHAIRMAN: All right. Mr. Hooper, how 24 do you vote? 25 BOARD MEMBER HOOPER: In favor. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 alternate resolution now, rather than adopting 2 the committee resolution to adopt the second 3 resolution that approves their budget with the 4 attached exhibit, conforms to the committee 5 action. 6 THE CHAIRMAN: Crystal clear. 7 MS. BOYER: Sorry. 8 THE CHAIRMAN: Okay. So we are looking at 9 2025-04-15 as amended at the committee level, 10 correct? 11 MS. BOYER: You are. 12 And if you're looking at the black copy 13 that starts on the back of the piece of 14 paper -- 15 THE CHAIRMAN: Right. 16 MS. BOYER: -- that would be the one to 17 take action on here, which is, rather than a 18 modify, it is now simply saying approve, and 19 then the budget attached to it as exhibits -- 20 THE CHAIRMAN: Those are correct. 21 MS. BOYER: Those are correct. 22 THE CHAIRMAN: Gotcha. 23 Any questions of Ms. Boyer on these 24 changes? 25 BOARD MEMBERS: (No response.) Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 THE CHAIRMAN: Mr. Heavener. 2 BOARD MEMBER HEAVENER: In favor. 3 THE CHAIRMAN: Mr. Wohlers. 4 BOARD MEMBER WOHLERS: In favor. 5 THE CHAIRMAN: Mr. Hirabayashi. 6 BOARD MEMBER HIRABAYASHI: In favor. 7 THE CHAIRMAN: Ms. Bailey. 8 BOARD MEMBER BAILEY: In favor. 9 THE CHAIRMAN: Ms. Caffey. 10 BOARD MEMBER CAFFEY: In favor. 11 THE CHAIRMAN: Ms. Fetner. 12 BOARD MEMBER FETNER: In favor. 13 THE CHAIRMAN: And I, too, am in favor, so 14 Resolution 2025-04-15 as amended passes 15 unanimously. 16 Thank you, Jake, and your entire team for 17 all you do. 18 MS. BOYER: Mr. Chairman. 19 THE CHAIRMAN: Yes, ma'am. 20 MS. BOYER: I do not see Mr. Citrano in 21 the audience. 22 THE CHAIRMAN: Nor do I. 23 MS. BOYER: So I would ask that you defer 24 the next resolution till next month. 25 THE CHAIRMAN: We will do that. We will Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 defer our recognition of absent Mr. Citrano.</p> <p>2 I have a note here that says "here" with a</p> <p>3 question mark, and I don't see him, so --</p> <p>4 I see no Old Business, I see no</p> <p>5 New Business, and so we will move on to</p> <p>6 Ms. Boyer's informational briefing and monthly</p> <p>7 update.</p> <p>8 MS. BOYER: Thank you, Mr. Chairman.</p> <p>9 And before we start, we do have the slide</p> <p>10 show version, which -- I'm not quite sure who</p> <p>11 is going to run it from this room and how it's</p> <p>12 going to be -- I see it, so that's a good</p> <p>13 thing.</p> <p>14 And I hope -- is Ina here?</p> <p>15 MS. MEZINI: I'm here.</p> <p>16 MS. BOYER: Okay. I can't see you.</p> <p>17 Great.</p> <p>18 Because there is going to be a part</p> <p>19 where -- I want to give you a little lead-in to</p> <p>20 this. The lead-in is that, in addition to our</p> <p>21 normal Under Construction, we are also going to</p> <p>22 give you a special presentation today on some</p> <p>23 of the strategic initiatives that Ina has been</p> <p>24 working on which don't ever fall in this</p> <p>25 report, and I feel like they're being left out</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 that the City complete the road that provided</p> <p>2 access to the loading dock. The City did</p> <p>3 complete that on time and that is now available</p> <p>4 as a back entrance, if you will, that comes</p> <p>5 across Leila Street and under the overpass</p> <p>6 ramps of the Acosta Bridge, and that provides</p> <p>7 the back access to this so you now see</p> <p>8 construction proceeding.</p> <p>9 Pardon these mics, I don't know where I'm</p> <p>10 supposed to (inaudible). It's driving me</p> <p>11 crazy. It's very noisy.</p> <p>12 McCoy's Creek outfall. McCoy's Creek</p> <p>13 outfall, again, you're seeing construction</p> <p>14 along the side of the creek, so -- this is</p> <p>15 showing you the steps up from the creek edge,</p> <p>16 along the bulkhead, and now you can see the new</p> <p>17 creek down in the bottom right location being</p> <p>18 dug. We're expecting water to actually move</p> <p>19 from one side to the other by about September.</p> <p>20 Next.</p> <p>21 Park Street road diet. The Park Street</p> <p>22 road diet continues to make progress. We</p> <p>23 continue to be on schedule for a summer</p> <p>24 completion on that. We're finally getting to</p> <p>25 the grading and surface improvements.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 and under the radar and you're not aware of</p> <p>2 them, so I wanted to take the time for her to</p> <p>3 be able to share some of those as well.</p> <p>4 Ina, go ahead. Whoever is advancing</p> <p>5 slides.</p> <p>6 The first is One Riverside, and what you</p> <p>7 can see here is significant progress continues</p> <p>8 to be made on the residential. They actually</p> <p>9 have residents moving in and have their first</p> <p>10 CO, so they're not only leasing but they</p> <p>11 actually have residents who have moved into the</p> <p>12 building at this point.</p> <p>13 We recently granted an extension, and it</p> <p>14 may be in -- and I see a report too -- for the</p> <p>15 restaurant portion, giving them six months to</p> <p>16 have the restaurant leased, but all of the site</p> <p>17 work is being completed as well as the</p> <p>18 residential.</p> <p>19 Next, I think, might be the commercial.</p> <p>20 And so you see the residential in the</p> <p>21 background of the left picture, but in front of</p> <p>22 it you see the Phase 1 retail, which includes</p> <p>23 the grocer, and now you're seeing the grocer</p> <p>24 starting to come out of the ground.</p> <p>25 One of the requirements for the grocer was</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 Mr. Parola's underground is mostly completed.</p> <p>2 Next is Players Grille. Players Grille is</p> <p>3 the restaurant inside the Home2 Suites over on</p> <p>4 Park Street, and it opened on February 26th.</p> <p>5 You may recall that we provided an incentive</p> <p>6 for it earlier.</p> <p>7 Next.</p> <p>8 Johnson Commons. Johnson Commons is</p> <p>9 continuing to move forward building by</p> <p>10 building. We've attempted on this site plan --</p> <p>11 a little bit difficult to see, but the yellow</p> <p>12 represents all those -- yellow represents</p> <p>13 buildings that are -- property that is yet to</p> <p>14 be constructed, and everything you're seeing in</p> <p>15 the red boxes represents buildings that have</p> <p>16 been constructed.</p> <p>17 So those townhomes immediately adjacent to</p> <p>18 Lift Ev'ry Voice and Sing Park are completed,</p> <p>19 and you -- every time we show you one, a month</p> <p>20 later you see another new start. So you're</p> <p>21 seeing foundations on one and the next one is</p> <p>22 topped out with a roof and starting on</p> <p>23 interior.</p> <p>24 Pearl Square. Pearl Square, N11 is the</p> <p>25 first of the Pearl Square buildings. So you</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">13</p> <p>1 can see, we are now -- they've completed 2 concrete pours for the second floor, and the 3 third floor concrete is to be completed by 5/6. 4 Underground utility work is ongoing and 5 anticipated to be completed by the end of 6 April. 7 Riverfront Plaza, next, continues to 8 provide updated views of the work on Riverfront 9 Plaza. The west park building, they are 10 working on waterproofing at the park pavilion 11 and retaining walls. The masonry is complete. 12 Mechanical and plumbing, rough-in is ongoing on 13 the west park site. 14 They are importing fill for the site now, 15 working on pedestrian walkways at the 16 Performing Arts Center tie-in. That's what you 17 can see in the bottom right picture with those 18 kind of circular -- those are the walkway 19 patterns. And they are working on lighting and 20 irrigation. The transformer has been set and 21 energized. 22 On the bulkhead, all of the anchors are 23 now complete, and they are working on 24 encapsulation and the bulkhead cap. 25 And on the east park side, the 54-inch Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">15</p> <p>1 wrapped. Final inspection is this week, and 2 they are targeting an opening date of 3 April 26th but no later than May 1st. So 4 another project that you incentivized is nearly 5 open. 6 And the next one is one of my favorite 7 pictures of the month. D & G Deli. D & G Deli 8 received a small sidewalk cafe grant, but I 9 wanted to show you the picture. If you haven't 10 been by it, I think it's just lovely. I think 11 they did a great job, it looks really nice out 12 on the sidewalk, and that's the kind of street 13 activation that we are looking for, so very 14 pleased with the work they did. 15 Next is Four Seasons and offices. Some 16 pictures of the hotel and residences continue 17 to be on track. Level 5 is scheduled to be 18 completed by mid April on the hotel and 19 residences. 20 And on the office building, which is the 21 next slide, exterior glazing, window 22 installation has started on level 2. Auld & 23 White is to start office tenant improvement 24 material loading by mid April. 25 So remember I told you last month that Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">14</p> <p>1 pipe design is underway, and the Main Street 2 Bridge ramp removal design was approved by 3 JPAC, by Procurement, and it too will be moving 4 forward. I believe Arcadis is doing that work 5 in conjunction with DOT. 6 The two-way street restoration project is 7 next. Many of you are probably driving this 8 and are seeing this, but they have completed 9 standard signal pole foundations. They began 10 placing thermoplastic pavement markings on the 11 Phase 1 work area. They are continuing to 12 install pedestrian and traffic signal heads. 13 So now you see the heads are going in. 14 It's hard to see. It's in that center picture. 15 But in order to accommodate the reversal of one 16 of the lanes and reversing the direction of the 17 signal heads -- and they have switched the 18 movement of traffic to the other side of 19 Forsyth and have begun asphalt milling on the 20 opposite side now. Again, still on schedule 21 for completion, end of May. 22 Next is Dorothy's. Dorothy's, all new 23 cooking equipment has been installed, new 24 dishwasher and kitchen shelves, new floors 25 throughout, the brick sealed, and old columns Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">16</p> <p>1 this was scheduled for a February '26 2 completion. 3 Extra image. So this is -- I think Board 4 Member Fetner provided us this image from the 5 river, but I like the image because we usually 6 get the images aerial or from the land and you 7 really don't get to see the significance of the 8 project as you do here from the riverfront. 9 Next is Artea. Artea had a ribbon-cutting 10 on March 11th in partnership with JTA who 11 provided them land for the site. And you see 12 that they are up and running and leasing. 13 RiversEdge. The marsh boardwalk and 14 overland trail and northeast park playground 15 are now considered substantially complete. The 16 Riverwalk is constructed and the handrail is 17 almost complete and looking fantastic. 18 Marsh Park, less a few site furnishings 19 that still need to be installed, is also 20 looking great. And the roundabout, including 21 the south leg of Broadcast and the west leg of 22 Prudential, are now open for full vehicular use 23 by Artea's residents and visitors, so we are 24 looking for a May -- sometime in May, mid May 25 opening of the Riverwalk and parks at Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">17</p> <p>1 RiversEdge.</p> <p>2 We met with them yesterday and are --</p> <p>3 they're both finishing a lot of punch list</p> <p>4 items and details, and we're working out the</p> <p>5 terms of the maintenance agreement and</p> <p>6 operating agreement with the Parks Department.</p> <p>7 So that was -- hope to have that resolved</p> <p>8 prior to opening the park for public use. They</p> <p>9 are providing 24-hour security on site,</p> <p>10 however, because they have had a number of</p> <p>11 people who thought it looked like it was open</p> <p>12 even though it's not yet open.</p> <p>13 Next is Flamingo Cafe. And Flamingo Cafe,</p> <p>14 plumbing is 90 percent complete, framing has</p> <p>15 gone up, electrical should be done this week,</p> <p>16 and they anticipate opening late this summer.</p> <p>17 So that's just a few of the construction</p> <p>18 projects and kind of the monthly update on</p> <p>19 those. Happy to take questions on those, or if</p> <p>20 you're ready, I'd like Ina to proceed with her</p> <p>21 presentation on the strategic initiatives.</p> <p>22 THE CHAIRMAN: Any questions before we</p> <p>23 move to Ina?</p> <p>24 Micah.</p> <p>25 BOARD MEMBER HEAVENER: Can you remind me</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">19</p> <p>1 MS. MEZINI: No problem.</p> <p>2 THE CHAIRMAN: Go ahead.</p> <p>3 MS. MEZINI: Thank you, and good</p> <p>4 afternoon.</p> <p>5 All right. So as Ms. Boyer said, we have</p> <p>6 a few -- sorry, getting used to this -- a few</p> <p>7 strategic initiatives that fall within arts and</p> <p>8 culture. A few of them will be in the Music</p> <p>9 Heritage Garden, and this Music Heritage Garden</p> <p>10 is adjacent to the Riverfront Plaza project.</p> <p>11 It's between the Performing Arts Center and the</p> <p>12 Riverwalk, and it's a park project that will be</p> <p>13 celebrating Jacksonville's rich music history.</p> <p>14 I apologize, I'm having connection issues.</p> <p>15 Ava, can you share it for me? Thanks.</p> <p>16 Well, as she's pulling that up, within</p> <p>17 this park space the intention is to celebrate</p> <p>18 all of the rich music history that has come</p> <p>19 from Jacksonville, the many artists and</p> <p>20 composers that have Jacksonville ties. And so</p> <p>21 the -- the project itself is a park project,</p> <p>22 but we, the DIA, are funding various art</p> <p>23 initiatives within that park.</p> <p>24 And as you'll see here on the site plan,</p> <p>25 the blue markings reflect the locations of our</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">18</p> <p>1 when the Riverwalk on the Northbank gets</p> <p>2 replaced over the canal that's being</p> <p>3 (microphone failure)?</p> <p>4 MS. BOYER: The Riverwalk over McCoy's</p> <p>5 Creek?</p> <p>6 BOARD MEMBER HEAVENER: Yes.</p> <p>7 MS. BOYER: It is part of the McCoy's</p> <p>8 Creek project, and that project is scheduled to</p> <p>9 be completed this fall, so it's something that</p> <p>10 is imminent. They're working on that right</p> <p>11 now.</p> <p>12 BOARD MEMBER HEAVENER: Thank you.</p> <p>13 MS. BOYER: And, Mr. Chairman, Mr. Parola</p> <p>14 is leaving the room because we just heard that</p> <p>15 Mr. Citrano is downtown and I think didn't get</p> <p>16 the message about the change of location. So</p> <p>17 depending on -- if he arrives here, you may</p> <p>18 want to go back to that a little later in the</p> <p>19 meeting.</p> <p>20 THE CHAIRMAN: Okay. Sounds good.</p> <p>21 MS. BOYER: We'll let Ms. Mezini start</p> <p>22 with her presentation, if that's okay.</p> <p>23 THE CHAIRMAN: Sure. Hopefully</p> <p>24 Mr. Citrano doesn't interrupt you with his</p> <p>25 grand entrance.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">20</p> <p>1 artwork.</p> <p>2 So, Ava, if you'll head to the next slide.</p> <p>3 So this here -- and both this slide and</p> <p>4 the next, these two projects are currently in</p> <p>5 the develop- -- design development phase, so --</p> <p>6 this is the first piece, which will be on the</p> <p>7 western side of the park, which will be</p> <p>8 viewable from the (inaudible) lobby. And those</p> <p>9 pictures you see on the left side are examples</p> <p>10 of the Daily Team's work, and their work</p> <p>11 focuses on sound and movement.</p> <p>12 And earlier this year, in January, both</p> <p>13 the Daily Team and the Urban Conga team, which</p> <p>14 you'll see on the following slide, came to</p> <p>15 Jacksonville, did a site visit, and had a</p> <p>16 community workshop to understand, you know,</p> <p>17 what is that Jacksonville sound, who are the</p> <p>18 artists that people want to celebrate, what</p> <p>19 does that mean for the community.</p> <p>20 And for this piece that they're working</p> <p>21 on, they came up with what's called the mash-up</p> <p>22 concept. And they're still working on the</p> <p>23 form, and that's what we'll see here in the</p> <p>24 coming weeks, but their idea is that you can</p> <p>25 take different parts of different songs -- so</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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

<p style="text-align: right;">25</p> <p>1 history in that space.</p> <p>2 We didn't have luck the first two times we</p> <p>3 bid this out. We did not have a finding --</p> <p>4 qualified bidders, but, thankfully, this last</p> <p>5 time we received three bids. We're scoring</p> <p>6 those bids this week, so we anticipate in the</p> <p>7 coming weeks to have a vendor on board. We can</p> <p>8 begin fabrication and installation, and that</p> <p>9 process will take about six to nine months to</p> <p>10 complete.</p> <p>11 And then this last slide here is actually</p> <p>12 a new project we -- we were pitched a mural by</p> <p>13 artist Kelsey Montague. She does what she</p> <p>14 calls "interactive murals" across the U.S.</p> <p>15 where you're inviting people into the piece to</p> <p>16 take a photo so they become a part of the</p> <p>17 artwork. She pitched this idea to us for</p> <p>18 Jacksonville. We thought it was a really fun</p> <p>19 way to, again, bring people into the artwork.</p> <p>20 Her work has had over 150,000 -- that</p> <p>21 piece there with the wings -- shares on social</p> <p>22 media. She has a mural map on her website</p> <p>23 because people will typically drive around to</p> <p>24 go visit her murals and take photos with them,</p> <p>25 so our mural would be added to this.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">27</p> <p>1 LaVilla Ritz signs, I'm glad to see that's</p> <p>2 finally coming through.</p> <p>3 MS. MEZINI: Yes, absolutely. And thank</p> <p>4 you for your help on that.</p> <p>5 THE CHAIRMAN: Anyone else?</p> <p>6 BOARD MEMBERS: (No response.)</p> <p>7 THE CHAIRMAN: Okay. Ms. Boyer, we're</p> <p>8 back to you.</p> <p>9 MS. BOYER: Would you like to --</p> <p>10 THE CHAIRMAN: No, we can make him wait a</p> <p>11 little bit. No, I'm joking.</p> <p>12 Yes, we will go back to our DIA meeting</p> <p>13 portion of the agenda, Resolution 2025-04-16,</p> <p>14 recognition of former board member and former</p> <p>15 board chair Jim Citrano.</p> <p>16 MS. BOYER: And, Mr. Chairman, do you want</p> <p>17 to read that or would you --</p> <p>18 THE CHAIRMAN: Given these wonderful</p> <p>19 microphones, I'm going to let you read it.</p> <p>20 MS. BOYER: Thank you.</p> <p>21 So Resolution 2025-04-16 is a resolution</p> <p>22 of the Downtown Investment Authority in</p> <p>23 recognition and appreciation of James "Jim"</p> <p>24 Citrano, Jr., for his dedication, service, and</p> <p>25 leadership in furtherance of downtown</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">26</p> <p>1 We have identified a surface within the</p> <p>2 Core for this mural and gotten approval from</p> <p>3 the building owner, and we are currently</p> <p>4 working with them on concepts that would be fun</p> <p>5 and reflective of Jacksonville. So that is in</p> <p>6 design as well.</p> <p>7 And that's it for me. If you have any</p> <p>8 questions.</p> <p>9 THE CHAIRMAN: Thank you. That's</p> <p>10 incredible.</p> <p>11 Any questions?</p> <p>12 BOARD MEMBER FETNER: No questions.</p> <p>13 Really great work, Ina. Thank you.</p> <p>14 MS. MEZINI: Thank you.</p> <p>15 THE CHAIRMAN: Yeah, it looks great.</p> <p>16 BOARD MEMBER HOOPER: Yeah, I'd like to</p> <p>17 comment. This is probably one of the more</p> <p>18 exciting things that I've seen since being on</p> <p>19 the board. And if there is any way that we can</p> <p>20 push Yellowcard, Ryan Key up there as a</p> <p>21 potential inductee, that would be awesome.</p> <p>22 MS. MEZINI: I'll add it to the</p> <p>23 committee's notes.</p> <p>24 BOARD MEMBER HIRABAYASHI: I corresponded</p> <p>25 a little bit with you a little bit on that.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">28</p> <p>1 Jacksonville and the Downtown Investment</p> <p>2 Authority.</p> <p>3 Whereas, Mr. Citrano was appointed to the</p> <p>4 Jacksonville Housing and Finance Authority in</p> <p>5 2018.</p> <p>6 And whereas, in February 2020, via</p> <p>7 Resolution 2020-0079, Mr. Citrano was appointed</p> <p>8 to the Downtown Investment Authority via</p> <p>9 Resolution 2023-0423, reappointed to the</p> <p>10 Downtown Investment Authority in November of</p> <p>11 '23.</p> <p>12 And whereas, Mr. Citrano served in the</p> <p>13 following leadership positions during his</p> <p>14 tenure as a Downtown Investment Authority board</p> <p>15 member: Secretary between July '21 and</p> <p>16 June '22, Vice Chair between July '22 and</p> <p>17 June '23, and Board Chair between July '23 and</p> <p>18 June '24.</p> <p>19 And whereas, through his dedication,</p> <p>20 leadership, and expertise as a longtime banking</p> <p>21 professional, under his chairmanship, the</p> <p>22 Related, River City, and Pearl District</p> <p>23 projects were approved, with the Pearl District</p> <p>24 project constituting one of the largest</p> <p>25 redevelopment projects within downtown</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">29</p> <p>1 Jacksonville's history.</p> <p>2 And whereas, through his personal</p> <p>3 investment of time and expertise, in assisting</p> <p>4 with vetting and underwriting of several major</p> <p>5 projects within downtown, Mr. Citrano's</p> <p>6 stewardship of tax increment dollars and CRA</p> <p>7 assets will be long-lasting.</p> <p>8 Now, therefore, be it resolved by the</p> <p>9 Downtown Investment Authority, the Downtown</p> <p>10 Investment Authority expresses its sincere</p> <p>11 appreciation of and recognizes the outstanding</p> <p>12 leadership of Mr. Citrano over his years of</p> <p>13 service to the Downtown Investment Authority as</p> <p>14 well as his continued dedication to the</p> <p>15 advancement of downtown Jacksonville.</p> <p>16 This resolution, 2025-04-16, shall become</p> <p>17 effective upon the date it is signed by the</p> <p>18 Chair of the board.</p> <p>19 THE CHAIRMAN: Thank you, Ms. Boyer.</p> <p>20 I will entertain a motion on 2025-04-16.</p> <p>21 BOARD MEMBER WOHLERS: Move to approve.</p> <p>22 BOARD MEMBER HOOPER: Second.</p> <p>23 THE CHAIRMAN: All those in favor, signify</p> <p>24 by saying aye.</p> <p>25 BOARD MEMBERS: Aye.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">31</p> <p>1 thank Jim for his leadership as well. Jim was</p> <p>2 also board Chair when I joined, and what I</p> <p>3 really appreciate Jim for is he would take the</p> <p>4 time during committee meetings, during board</p> <p>5 meetings to make sure the newer board members</p> <p>6 had a good understanding of not only what we</p> <p>7 were talking about but the background around</p> <p>8 that, and so we were educating ourselves along</p> <p>9 with him. And he was a great teacher and</p> <p>10 facilitator in that and a great advocate for</p> <p>11 downtown Jacksonville.</p> <p>12 So thank you for everything, Jim. I</p> <p>13 really appreciate it.</p> <p>14 BOARD MEMBER HEAVENER: I would just add,</p> <p>15 of the boards that I've been on, I can't think</p> <p>16 of a more challenging time to be a Chair of a</p> <p>17 board, given that there was practically a</p> <p>18 complete turnover of the board, everything from</p> <p>19 trying to learn -- you know, as a new person,</p> <p>20 trying to learn some of the context on why</p> <p>21 things had been done and decided, and you</p> <p>22 having to suffer through all of us brushing up</p> <p>23 on Robert's Rules of Etiquette [sic], and I --</p> <p>24 I appreciate you spending the time, and</p> <p>25 then, obviously, in addition to all the</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">30</p> <p>1 THE CHAIRMAN: Thank you very much.</p> <p>2 I'll make a comment before I go on a</p> <p>3 little walk and come around front here to meet</p> <p>4 Jim.</p> <p>5 Jim was, obviously, board Chair when I was</p> <p>6 placed on the board and he immediately</p> <p>7 encouraged me to roll up my sleeves and get</p> <p>8 involved in everything that's going on here,</p> <p>9 and he really demonstrated that by example. I</p> <p>10 watched him dive in, ask questions, be curious</p> <p>11 and be involved, little did I know that I'd be</p> <p>12 Chair so quickly.</p> <p>13 And I think maybe he lied to me a little</p> <p>14 bit when he told me that it really didn't take</p> <p>15 that much time, but I appreciate his example</p> <p>16 and I, obviously, appreciate his service. And</p> <p>17 he, like many of the board members that have</p> <p>18 come off the board recently, I'm trying to</p> <p>19 follow his example and follow in his footsteps,</p> <p>20 so I greatly appreciate the example he set and</p> <p>21 the path that he set.</p> <p>22 So if anybody else -- I'm going to step</p> <p>23 away -- please share your comments as you'd</p> <p>24 like.</p> <p>25 BOARD MEMBER WOHLERS: I would like to</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">32</p> <p>1 craziness with the politics and everything</p> <p>2 going on with the Laura Street Trio and</p> <p>3 everything else, but just really well done, and</p> <p>4 I really admire the work that you did, so thank</p> <p>5 you.</p> <p>6 MR. CITRANO: Thank you.</p> <p>7 BOARD MEMBER HIRABAYASHI: Jim, thank you</p> <p>8 so much. We didn't have much time together,</p> <p>9 just over a little while, but I really do</p> <p>10 appreciate the example you set, your</p> <p>11 dedication, and the industry expertise you</p> <p>12 brought in from the banking sector. Just being</p> <p>13 able to see sort of how you thought about</p> <p>14 things and how you approached them, great role</p> <p>15 model for an incoming board member, so thank</p> <p>16 you so much for your service to the DIA and the</p> <p>17 community.</p> <p>18 MR. CITRANO: Thank you.</p> <p>19 BOARD MEMBER FETNER: Jim, thank you for</p> <p>20 your leadership. You were the Chair when I</p> <p>21 came on board as well, and you always brought</p> <p>22 just a fresh perspective to some of the things</p> <p>23 and -- continue to try to live up to your</p> <p>24 legacy here.</p> <p>25 And I'm very disappointed that you left</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 and I'm considering voting no on the
2 resolution. I don't know if that will cancel
3 it; I don't think so, but ...
4 One thing you said to me, which I think
5 is -- was very helpful was to try to go to as
6 many of the committee meetings as I could when
7 I came on board, and I think that's really good
8 advice, especially for new board members to get
9 an understanding of what's going on, so thank
10 you. I wish you luck in your retirement from
11 the DIA board, and we will call you in for
12 backup if we need it.
13 BOARD MEMBER HOOPER: Yeah, and I'd like
14 to add, Mr. Citrano -- for those that don't
15 know, my father and Mr. Citrano worked
16 together, and so I've known him for a very long
17 time.
18 And you have been a shining star in the
19 banking industry here. You set a high standard
20 that many have followed and -- and tried to
21 follow, and there are a lot of great projects
22 and a lot of lives that have changed positively
23 because of your influence on that side.
24 And for you to come in and establish
25 that -- that realm into the DIA, Jacksonville,
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1 everybody here, we're very appreciative, so
2 thank you for that.
3 BOARD MEMBER BAILEY: Mr. Citrano, I am
4 the newest member of the board, and so I feel
5 really left out of the party here in that I
6 have not had a chance to meet and know you and
7 work with you personally, but your reputation
8 precedes you.
9 As someone who loves Jacksonville very
10 deeply and who's worked in the city for a long
11 time, your name is not unknown to me, and just
12 so much respect for what you have done for this
13 city, and wish you all the very best. Just
14 disappointed I don't have a chance to work with
15 you directly.
16 BOARD MEMBER CAFFEY: Similar to what
17 Carrie said, I mean, John and I [sic] overlap
18 with you was minimal, but sounds like we missed
19 out on a great opportunity to learn from you
20 and hopefully we can carry that forward.
21 (Applause.)
22 MR. CITRANO: I'll be brief. Just some
23 quick, random thoughts.
24 First of all, when I joined the board, I
25 was immensely intimidated by the talent that
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1 was on the board at the time. That was 2020.
2 And having interacted with most of you over the
3 last year, I would say the talent that exists
4 today on this board is -- rivals any DIA board
5 since it was formed in 2012. I think you guys
6 are just doing fantastic work, and so please
7 keep it up.
8 For those of us that actually pay
9 attention, we know how much work being on this
10 board is, and I will be cheering you guys on
11 from the sidelines, but I want you to know how
12 much I appreciate all of you.
13 I love the fact that Cameron Hooper took
14 my spot. As he said, I did work with his dad.
15 His dad, to this day, is still very much an
16 amazing mentor of mine. He probably taught me
17 more than any other person about commercial
18 real estate in my career, so I could not have
19 picked -- if I had the choice, I would have
20 picked Cameron Hooper, and so glad that you're
21 on the board.
22 I want to thank Scott Wilson, who
23 appointed me back in 2020. He did call me into
24 his office and tell me that I was his guy
25 unless he can find a woman to fill the spot,
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1 and then -- yeah, so that was -- that's how all
2 that went down.
3 So it is also -- that was kind of a joke,
4 but it is good to see diversity on the board
5 now because I think at the time we just had
6 Carol Worsham, and so having more women on this
7 board is definitely a good thing.
8 I think, most importantly, to the staff
9 that I got to interact with over that five-year
10 period, I -- you know, it -- I really
11 considered you guys to be coworkers. And I
12 think P.K. can attest as board Chair, you
13 really do spend as much time, maybe even more
14 time, when you're Chair, doing this job, than
15 your real job, and -- and so I did create some
16 just wonderful relationships with our staff.
17 Guy, I'm always up for a beer after work
18 to solve the world's problems.
19 Steve, if you ever want me to model
20 something up for you or just talk about a deal,
21 I'm happy to do that.
22 And, Ina, I interacted with you the least,
23 but that's because you were always running
24 somewhere with a stack of papers, but I know
25 you were super busy and appreciate all that
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1 you've done over the years.
2 And then lastly, Lori, I learned so much
3 from you during our tenure together. I really
4 do -- I'm amazed at how much effort you put
5 into this job.
6 And I've told people this and I say it
7 halfway jokingly, but it will take five people
8 to fill Lori Boyer's position when she retires,
9 and so --
10 You have created your own legacy and I
11 wish you all the best when your tenure is up.
12 So thank you all very, very much, and I
13 appreciate the recognition.
14 (Applause.)
15 THE CHAIRMAN: Thank you, Jim.
16 And, of course, thank you for being here
17 right on time. Appreciate it.
18 MR. CITRANO: I went to the library.
19 THE CHAIRMAN: We all wish we were in the
20 library, I'm afraid.
21 Ms. Boyer, anything else from you?
22 MS. BOYER: CEO report.
23 THE CHAIRMAN: Yes. That would be great.
24 MS. BOYER: All right. So an update.
25 Mr. Citrano's favorite committee, the
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1 Special Committee on Downtown [sic]. And thank
2 you for hanging in there with us on that, by
3 the way.
4 A meeting had been scheduled but was
5 canceled and will be rescheduled when
6 legislation is drafted. So the Chair of the
7 committee -- I had a meeting with the Chair of
8 the committee. He is looking to advance some
9 of the recommendations that had been
10 recommended by the Chamber, that he had
11 recommended, I think Build Up had supported
12 some of those same recommendations, the DIA
13 board had.
14 So those recommendations -- I met with the
15 attorneys in the Office of General Counsel and
16 they are starting to draft some of them, and
17 the Chair plans to schedule another meeting of
18 the Special Committee when there is legislation
19 that he can actually present to the committee
20 and have the committee look at and consider.
21 So he was hoping that would be as soon as next
22 week. I doubt that's the case because some of
23 these issues that we're trying to resolve are
24 not -- no simple change an ordinance and it
25 happens, so they're trying to figure out how to
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1 really make those effective, but that's the
2 status of that committee.
3 The DIA liaison to City Council is
4 Councilman Arias -- and I don't know if we told
5 him about the room change today. He has
6 offered to advance several pieces of
7 legislation on our behalf. One of them is the
8 quorum legislation which passed City Council
9 committees this week. So I want to tell you
10 all about that.
11 So the original ordinance for DIA required
12 a quorum of six, regardless of how many board
13 members were seated. So there have been times
14 when we only had five or six board members
15 seated, which either meant you couldn't have a
16 meeting or you had to have every single person
17 present in the room to have a meeting.
18 So what this legislation does is it
19 changes the quorum requirement to a majority of
20 those seated, so -- and a minimum of four. So
21 if there were only six, you couldn't have a
22 meeting with three; you would have to have
23 four. But if there were seven, you'd have to
24 have four. If there were eight, you'd have to
25 have five.
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1 The idea here being that it's a little bit
2 of a relaxation on the in-person quorum
3 requirement because we've just had
4 circumstances that one person or another can't
5 attend a meeting or -- I think the real
6 challenge in January -- we had a number of
7 resignations, and then the snow storm that
8 canceled our meeting and we had to try to
9 reschedule a meeting, and everybody has work
10 schedules, and on short notice it's really
11 tough, so very appreciative of Council Member
12 Arias offering this legislation, and it did
13 pass out of the Rules Committee and will be
14 going to full Council on Tuesday night.
15 Next is one on parking. So these are a
16 number of changes to the parking ordinances
17 that were adopted by the board by resolution
18 last February, so over a year ago. And those
19 are now -- Councilman Arias is working with the
20 Office of General Counsel to get those drafted.
21 The next one after that is the noise
22 ordinance, which -- I see Ms. Ott in the
23 audience, and she is working with Ina on that,
24 researching other cities and making
25 recommendations that they'll be giving to OGC
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<p style="text-align: right;">41</p> <p>1 and Councilman Arias.</p> <p>2 And then, finally, it is revisions to the</p> <p>3 Downtown Preservation & Revitalization Program.</p> <p>4 So what I'm going to share with you is that</p> <p>5 Council Member Arias was concerned about how</p> <p>6 long it took for people to get paid, and he</p> <p>7 wanted to amend the program to make changes to</p> <p>8 accelerate that timing.</p> <p>9 He became intimately involved in the</p> <p>10 details of the review of payment schedules and</p> <p>11 processing of invoices and closing on the Decca</p> <p>12 project. So what I can tell you is the Decca</p> <p>13 project has now closed and been paid, which</p> <p>14 we're all very pleased about. However, what</p> <p>15 Councilman Arias learned in the process was</p> <p>16 that the DIA review of the invoices was</p> <p>17 expedited and happened in probably about ten</p> <p>18 days from the time they finished construction,</p> <p>19 and then the closing process has taken about</p> <p>20 two months, and that's because these are real</p> <p>21 loans, so there's title work that has to be</p> <p>22 done and if there are liens on the property,</p> <p>23 they have to be cleared, and -- I mean, it kind</p> <p>24 of goes on.</p> <p>25 And so I'm not sure that this is any</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">43</p> <p>1 a DPRP that you recommended that went through</p> <p>2 MBRC, was filed with City Council, got a lot of</p> <p>3 debate in NCS Committee, passed by a split</p> <p>4 vote, and was apparent it would not pass the</p> <p>5 Finance Committee. Some of the same members</p> <p>6 were on the Finance Committee.</p> <p>7 That has now been deferred at the request</p> <p>8 of the developer, and the developer has engaged</p> <p>9 a lobbyist and is meeting with Council members,</p> <p>10 and we'll see where that goes.</p> <p>11 So I think what we told you when we did</p> <p>12 this one was this was going to be a test. It</p> <p>13 is in City Center. And the question is, did</p> <p>14 Council have the appetite for any additional</p> <p>15 historic program grants, because that was what</p> <p>16 we were presenting to them, and it was a pretty</p> <p>17 modest ask in terms of the amount -- dollar</p> <p>18 amount. So we'll see where that goes in the</p> <p>19 next two or three weeks.</p> <p>20 Next is 2025-0256, the WJCT lease</p> <p>21 amendment. That legislation got completed,</p> <p>22 filed, and it's in committees next cycle.</p> <p>23 2025-0220, the quorum bill I just</p> <p>24 mentioned will be ready for Council.</p> <p>25 And then next is -- the Gateway</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">42</p> <p>1 longer on his radar as an amendment to the</p> <p>2 program for that reason. There are other</p> <p>3 reasons that Mr. Kelley would like to see some</p> <p>4 changes in that program, and I think Council is</p> <p>5 thinking there should be some changes in that</p> <p>6 program. So that may be coming, but probably</p> <p>7 not for the reason it was initially put on</p> <p>8 Council Member Arias' list.</p> <p>9 Next is pending legislation. Just to</p> <p>10 update you on pending legislation, we have bill</p> <p>11 2025-0135, was Council Member Salem's</p> <p>12 legislation to appropriate \$8 million to</p> <p>13 acquire the Interline building. That bill</p> <p>14 passed out of Council with several members</p> <p>15 voting yes as long as they could still consider</p> <p>16 the swap.</p> <p>17 So it was a bill that appropriated dollars</p> <p>18 and facilitated the acquisition by purchase, if</p> <p>19 Council chooses to amend the legislation to do</p> <p>20 that, but it is not a -- it is not exclusive in</p> <p>21 the sense that they still had the ability to</p> <p>22 consider alternate legislation as well and not</p> <p>23 proceed in that direction.</p> <p>24 The next one is 2025-0183, Juliette</p> <p>25 Balcony. So you remember Juliette Balcony was</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">44</p> <p>1 legislation will be filed with MBRC on Friday</p> <p>2 and filed with City Council the week of the</p> <p>3 28th.</p> <p>4 I'm going to draw your attention to the</p> <p>5 red and blue handout that I put on your desks.</p> <p>6 I handed that out yesterday to the Finance</p> <p>7 Committee when I was asked to talk about -- so</p> <p>8 it's this one (indicating) that has a series of</p> <p>9 dates on it, which shows you the schedule that</p> <p>10 we are on in terms of when various aspects of</p> <p>11 the Gateway legislation that would facilitate</p> <p>12 redevelopment of Riverfront Plaza, pad B, and</p> <p>13 acquisition of 801 West Bay, when that gets</p> <p>14 filed with MBRC, with City Council, when it</p> <p>15 would be introduced. That's all blue.</p> <p>16 Everything blue has to do with Gateway.</p> <p>17 Everything red has to do with the University of</p> <p>18 Florida. And so they're running in tandem,</p> <p>19 except that the University of Florida is two or</p> <p>20 three weeks later so that the Gateway</p> <p>21 discussion can be resolved before the</p> <p>22 University of Florida legislation comes before</p> <p>23 Council.</p> <p>24 So that is the status on that.</p> <p>25 And just today we had a two-and-a-half</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">45</p> <p>1 hour meeting with UF this morning and then 2 another two-hour meeting with Gateway as we're 3 trying to work through and negotiate and get 4 all these documents drafted and finalized, so 5 we're on quite an accelerated pace right at the 6 moment to try to make these, let alone the 7 other things that keep popping up. 8 From a staffing standpoint, we have some 9 good news. Van Christiansen has accepted our 10 offer and will be starting on May 5th as 11 redevelopment coordinator. This is Susan 12 Kelly's replacement. Looking forward to that. 13 And we plan now to advertise for the 14 marketing and communications position; however, 15 we will not start interviewing for a few weeks 16 because Mr. Parola and I have no time for 17 interviews right at the moment, but we will get 18 it advertised and at least get the opportunity 19 for people to start applying. 20 From a contract oversight standpoint, as I 21 mentioned, Decca finally closed. 22 Professional service contracts, a couple 23 of things on that. That new RFQ that we have 24 been working on for six months to a year to 25 come up with a complete list of qualified Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">47</p> <p>1 have funded in our budget, both for design and 2 construction. So that will now -- it will be 3 able to get under design. 4 This is the dog park and some sport courts 5 as was recommended by the GAI plan that was 6 part of our plan update in 2022 when we updated 7 the CRA plan. They identified missing 8 recreational assets and recreational amenities 9 that we needed to add in various parts of 10 downtown, and this is the location they 11 recommended as well. 12 The next one on McCoy's Creek Park, the 13 reason we chose that, that park has no 14 construction funding at the moment, neither in 15 the CIP, nor from DIA, but the design of the 16 park is very essential to proper grading of the 17 site once they finish the creek, and we wanted 18 to be able to at least grade and grass the 19 site, consistent with a future grading plan and 20 consistent with how it would interface with the 21 bulkhead location. 22 So that's really to give us a preliminary 23 idea of what the ultimate design is going to 24 be, so we know, and then we can make sure 25 anything we do in the interim is working toward Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">46</p> <p>1 design vendors, all different aspects, whether 2 it's surveyors or geotech or landscape 3 architects, et cetera, that was finally -- you 4 know, it was put out to bid. We received the 5 bids, they've been scored. They've now been 6 decided who made the cut on the qualified list. 7 I think it is very -- a substantial list 8 of people that we will have to choose from for 9 task orders, and that goes to Procurement for 10 their blessing on the final selection tomorrow. 11 And we have designated four projects that 12 are our first projects that we want to work on. 13 Mr. Wilson is actively working on scopes for 14 those projects and we hope to get those 15 assigned to individual contractors over the 16 next month. 17 The first four projects are Broadcast 18 Place Park on the Southbank, design of McCoy's 19 Creek Park -- I'm going to share why some of 20 these are on here -- Shipyards West and 21 Riverwalk enhancements and signage. 22 So Broadcast Place, because we wanted 23 something on the Southbank and we also wanted 24 something that -- this was a priority for the 25 Council member, as well as something that we Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">48</p> <p>1 that. 2 Part of it is there's supposed to be a 3 pedestrian bridge that goes across the creek. 4 Well, we need to know the elevation on the 5 other side where it lands. So some of that is 6 just, we need to get the design done to 7 facilitate the next steps. 8 Shipyards West. So Shipyards West is -- 9 the CRA, as you've noticed in the budget, has a 10 substantial amount of money allocated to this 11 park, the CRA part. It included originally 12 parking, and then on the roof of the parking a 13 food hall, and in addition to that, a 14 restaurant site. 15 We had a market study done about a year 16 ago -- well, maybe two years ago now -- that 17 was recommending the timing of these various 18 restaurants and developments. It recommended 19 that Shipyards West be delayed substantially, 20 about five years, in terms of ultimate 21 implementation because there wasn't enough 22 demand and enough residents in the area right 23 away. 24 We're now a couple of years later. Plus, 25 we've been having discussions with Councilman Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 Arias and the mayor's office, and the current
2 recommendation is to build the parking and to
3 build the deck above it, and have the deck
4 designed such that it could accommodate a
5 future food hall but not actually construct the
6 food hall right now, build a ramp up to the
7 deck and use it as a food truck plaza that
8 could be activated when there's a sporting
9 event or when there's a concert or something,
10 but not try to have vendors that are open every
11 day when there's no one walking in the
12 immediate area.

13 So that's really the concept that we're
14 doing and why we want to get that designed and
15 implemented and try to tie the timing up with
16 the construction of the park which is scheduled
17 to start in January of next year. So if we go
18 ahead now and finish our design of this park,
19 we'll be -- before they finish, we'll be able
20 to implement this piece as well. And we do
21 believe we already have enough funding set
22 aside for this.

23 And then, finally, Riverwalk enhancements
24 and signage. A much less expensive project on
25 the Northbank, but just trying to get some of

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1 the continuity and enhancements in place. And
2 I had a meeting yesterday with the Parks
3 Department and Harbinger Sign and saw their
4 models of the kiosks, digital kiosks that we're
5 planning to implement along the Riverwalk. And
6 these would be interactive. They would have
7 digital maps, but they'd also be able to tell
8 you about what programming is going on where,
9 what other events are going on downtown.

10 So very excited about getting those done,
11 and that would be part of what we'd implement
12 with those. That would be the Riverwalk
13 signage we're talking about here.

14 So our hope is, as we start to open up
15 sections of the Riverwalk, we'll have this
16 signage implemented everywhere. It go will go
17 into St. Johns River Park and go into
18 Riverfront Plaza, but it will go in --
19 everything from RAM up through McCoy's when
20 that section now becomes, really, a -- highly
21 activated again and usable. So looking forward
22 to those. That's what those are.

23 The CEO search is in process. And I
24 deferred to the Chair to provide an update on
25 the schedule, or Mr. Parola, one of you had it.

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1 Patrick, CEO update -- CEO search update?
2 THE CHAIRMAN: Right. I thought you
3 wanted me to do that during my update, but I
4 can do it now if you'd like.

5 MS. BOYER: No. I'll defer to when you
6 get to your update, then, if you've got it
7 covered. I just didn't want us to do it twice.

8 Capital projects update. Two-way on
9 Forsyth and Adams, Phase 1 and 2 are both
10 moving forward. Phase 1 is complete -- will be
11 complete by the end of May, which is on
12 schedule.

13 The costs are escalating on Phase 2. We
14 just got a notice that they want more money for
15 design, not an insignificant additional amount.
16 So we'll be reviewing that and having a
17 conversation with them about that since the
18 design has not actually changed. So that's on
19 Mr. Parola's and my schedule.

20 The Hogan Street design. Groundwork has
21 engaged SCAPE landscape. It's a company --
22 nationally known company, to redesign the work
23 that Baker had already done. And it's now
24 going back to Baker to incorporate the SCAPE
25 recommendations and price.

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1 I will say, I had very few objections to
2 what SCAPE was recommending. My only concern
3 with it is the further delay in the timing of
4 the implementation. This is a project that
5 some of the adjacent businesses hoped we would
6 have completed a year and a half ago, and we
7 haven't started construction yet. So that
8 impacts these adjacent businesses that we're
9 providing incentives for.

10 Next is RiversEdge. So the parks -- as
11 you saw, the parks are nearing completion.
12 We're negotiating the maintenance and
13 programming agreement. Really looking good.

14 Met Park, the marina and bulkhead is
15 nearing completion. I don't think we had any
16 pictures of that this time. And the marina and
17 marina support building are still on schedule.

18 Some quick development updates.

19 One Riverside, we talked about the fact
20 that they're leasing residential and their
21 first occupants have moved in.

22 Iguana. The lease and RDA amendment is in
23 review regarding changes in the restaurant
24 terms. Otherwise, they're on schedule.

25 Jones Brothers historic. A Notice of

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1 Commencement was issued last Friday. So they
2 had a deadline, we had given them a couple of
3 extensions. They were trying to get their
4 closing -- financial closing to occur, and they
5 finally were able to get their Notice of
6 Commencement and get underway.
7 MOSH. The legislation was approved at
8 City Council, and they are now redesigning the
9 building to include 75 parking spaces. I will
10 say Mr. Parola and I and the team met with MOSH
11 and their architects on that. The building
12 looks -- the massing of the building looks
13 substantially different than what you saw
14 previously, so it will be coming back to the
15 board at some point when they get this design
16 far enough along that we have something to
17 show.
18 Site plan-wise, we're pretty much on track
19 with the same site plan, and there are certain
20 aspects of it I think that you'll be very happy
21 with. Not sure if you'll like all of the news
22 surrounding it, but we will be hopefully having
23 that in your hands within a month or two.
24 The WJCT lease. Mr. Parola is tracking
25 that legislation.

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1 And Related was in town today, and they
2 are on track with design, they are submitting
3 for permits in accordance with the performance
4 schedule, and they say they are planning to
5 begin work in October or November. They got
6 their first construction -- which is on
7 schedule, and they got their first construction
8 estimates, and at least one of the bids is very
9 close to their budget, which makes them very
10 happy because they think they can trim that
11 enough to get totally within budget.
12 So that's our update.
13 THE CHAIRMAN: Thank you, Ms. Boyer.
14 Any questions from the board on the CEO's
15 update?
16 BOARD MEMBERS: (No response.)
17 THE CHAIRMAN: All right. I wanted to
18 single out Mr. DeVault. I work right down
19 here, walk around down here every day looking
20 for somewhere to eat, and it's exciting to see
21 some signs going up and some places getting
22 ready. We saw some of that in the update. I'm
23 just -- I'm really excited, Allan, and I
24 appreciate all the work you've done on that.
25 I'm going to be real quick on my report.

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1 Mr. Parola handed out some items for you
2 just before we started. In less than a month,
3 we are going to be very busy with our CEO
4 search and interviews.
5 Specifically, please, you know, look at
6 this chart that has the dates -- critical
7 dates, May 12 through 14, May 22 and 23, and
8 June 9. You should have holds on your
9 calendar. If you don't, please reach out to
10 Ava and get that corrected so that we can
11 ensure everybody's participation.
12 There's also an update from the search
13 firm in there, so I'm not going to read that or
14 summarize that; you all can do that. But
15 things look promising and we're on track, we're
16 on schedule, which is very important for us and
17 everybody in this room, and so please be
18 prepared to participate and make yourselves
19 available there.
20 And, again, if you don't have these things
21 on your calendar, please make sure Ava knows
22 that so she can fix it for you.
23 Yes, ma'am.
24 MS. BOYER: I have nothing on this, but
25 before you adjourn I have one agenda item I may

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1 have to --
2 THE CHAIRMAN: Okay. Go for it. I'm
3 finished.
4 MS. BOYER: Ready?
5 THE CHAIRMAN: Yes.
6 MS. BOYER: The bylaws require that we --
7 you appoint a Nominating Committee at this
8 meeting. And if you didn't have that on your
9 list, I'm now adding it.
10 THE CHAIRMAN: Okay. So for officers of
11 the board; is that --
12 MS. BOYER: Correct, to select next year's
13 board officers.
14 And I've got to say, a couple of you,
15 including Mr. Citrano, couldn't have done a
16 worse job of recruiting our new Chair.
17 Everybody's talking about how much work it is,
18 but it's really a great decision.
19 THE CHAIRMAN: So we need -- I need to
20 appoint a Nominating Committee?
21 MS. BOYER: A Nominating Committee.
22 Usually it's three members.
23 THE CHAIRMAN: Right.
24 MS. BOYER: And that Nominating Committee
25 will meet and present a slate to our May board

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1 meeting.

2 THE CHAIRMAN: Okay. Is there any past

3 practice or tradition I'm unaware of who as to

4 who is usually on the Nominating Committee or

5 is that too much of a loaded question?

6 MS. BOYER: No, it certainly varies by

7 Chair. Some Chairs are looking for people with

8 experience, who can recommend based on their

9 experience with other board members.

10 The other thing that becomes somewhat

11 sensitive is you don't want an entire

12 Nominating Committee of people who are

13 nominating themselves.

14 THE CHAIRMAN: Correct. Right.

15 That being said, I certainly would

16 consider Mr. Heavener, as Vice Chair, on the

17 Nominating Committee, if he's available and

18 willing to serve.

19 I also think, given the timing of

20 appointment to boards, Ms. Fetner, if you're

21 available, and also given your role on the

22 Governance Committee.

23 And I think also Mr. Wohlers been very

24 involved, so if you're able and willing, I'd

25 like to have you as well.

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1 So that's may nomination.

2 MS. BOYER: There you go.

3 Thank you, sir.

4 THE CHAIRMAN: Thank you for reminding me.

5 I have nothing else.

6 Ms. Boyer?

7 MS. BOYER: Nor do I.

8 I just wanted to -- I didn't get to speak

9 in the kind of rotation with this regarding

10 Mr. Citrano, and I just want to --

11 THE CHAIRMAN: Please.

12 MS. BOYER: -- personally thank him, not

13 only for his devotion of time and energy to the

14 board and always being there, but also for the

15 personal support he provided for me and for

16 staff. We went through a few rough patches

17 during his tenure that we hadn't seen in the

18 two or three years prior to that, and I can't

19 say enough about how supportive you were for

20 all of us, and it was very important, and thank

21 you very much.

22 MR. CITRANO: Thank you.

23 THE CHAIRMAN: Thank you.

24 Anything for the good of the order?

25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Seeing none, meeting

2 adjourned.

3 Thank you, everybody, for being here.

4 (The foregoing proceedings were adjourned

5 at 3:24 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

4)

5 COUNTY OF DUVAL)

6

7 I, Diane M. Tropa, Florida Professional

8 Reporter, certify that I was authorized to and did

9 stenographically report the foregoing proceedings and

10 that the transcript is a true and complete record of my

11 stenographic notes.

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15 DATED this ^ day of ^ 2025.

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