



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, April 16th, 2025, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq. (Chair); Micah Heavener; Sondra Fetner, Esq.; Scott Wohlers; Jill Caffey; John Hirabayashi; Cameron Hooper; and Carrie Bailey

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wade McArthur, Property Disposition Manager; Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Patrick Krechowski, Board Chair, called the Board Meeting to order at 2:00 p.m. and asked everyone to join him in reciting the Pledge of Allegiance. This was followed by introductions.

II. PUBLIC COMMENTS

The following people made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

John Nooney	8356 Bascom Road	JSO Citation, Pottsburg Creek, Pending Legislative
Darren Harvey	904 Market Street	CMS Group Introduction

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Hooper declared a voting conflict for Resolution 2025-04-13 HTG Negotiated Disposition.

B. MARCH 19TH, 2025, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion on the meeting minutes as presented.

Motion:	Board Member Fetner motioned to approve the meeting minutes.
Seconded:	Board Member Heavener seconded the motion.



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Board Chair Krechowski called for a vote on the meeting minutes.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-04-05 Contingency Amendment, Resolution 2025-04-06 NB FY 25 Unallocated Lapse to Gen Fund, Resolution 2025-04-07 NB CRA Transfer to Retail Enhancement, Resolution 2025-04-08 SS FY 25 Unallocated Lapse to Gen Fund, Resolution 2025-04-11 DVI Research Assistance, and Resolution 2025-04-12 FL Blue Parking Modification.

Motion: Board Member Wohlers motioned to approve the consent agenda.
Seconded: Board Member Heavener seconded the motion.

Board Chair Krechowski called for a vote on the consent agenda.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2025-04-01 NB PROPOSED FY 26 CRA BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA TENTATIVELY RECOMMENDING THE FISCAL YEAR 2025-2026 BUDGET FOR THE COMBINED DOWNTOWN EAST AND NORTHWEST TAX INCREMENT DISTRICT, ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

CEO Lori Boyer explained that the resolution included an amended exhibit reflecting committee actions. Exhibit A highlighted changes to the REV Grant amounts for fiscal years 2025, 2026, and the following year, based on updated actuals and appraisal adjustments. Additionally, there was a scrivener's change showing revised allocations for the Snyder incentive and Riverfront Plaza Pad B, aligning with committee amendments. She advised that the resolution presented was the amended version.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Hirabayashi motioned to approve the resolution.
Seconded: Board Member Wohlers seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote on the resolution.



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Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

E. RESOLUTION 2025-04-02 SB PROPOSED FY 26 CRA BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA TENTATIVELY RECOMMENDING THE FISCAL YEAR 2025-2026 BUDGET FOR THE SOUTHSIDE TAX INCREMENT DISTRICT, ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution in everyone's binders contained the resolution, a revised budget, and a highlighted amendment page. The main change was reducing revenue from \$7 million to \$6.5 million due to tax concerns, cutting Riverwalk enhancement and signage by \$400,000 and unallocated funds by \$100,000.

Seeing no discussion, Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Wohlers motioned to approve the resolution.
Seconded: Board Member Hooper seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

F. RESOLUTION 2025-04-09 NB TRANSFER TO LEASE BUYOUT

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EFFECTUATE A CRA BUDGET TRANSFER WITHIN THE PLAN AUTHORIZED EXPENDITURES CATEGORY PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS ENABLED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; TRANSFERRING \$500,000 FROM FAÇADE GRANTS, \$125,000 FROM NB PROFESSIONAL SERVICES, AND \$250,000 FROM SMALL SCALE RESIDENTIAL TO APEX LEASE BUYOUT; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.



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CEO Boyer explained that the committee's intent, as redlined within the resolution, was to move the resolution forward to the Board, reflecting the idea of reallocating surplus funds for better use. Since no decision was made on the Apex lease buyout (the resolution's initial focus), the plan was to hold it at the Board level until a decision is reached. The funds could then be directed to the buyout, unallocated, Riverfront Plaza Pad B, or another purpose. Moving the resolution forward would demonstrate the availability of funds and the need to reallocate them.

As recommended by the Finance and Budget Committee, Board Chair Krechowski deferred the resolution to May. There were no objections from the other Board members.

G. RESOLUTION 2025-04-13 HTG NEGOTIATED DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF APPROXIMATELY 0.21 ACRES OF CITY OWNED PROPERTY AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS RE# 0735580000, RE# 073561-0000, AND RE# 073560-0000 ("THE PROPERTY"); EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT B, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT C; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT ("BID") PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wade McArthur, DIA Property Disposition Manager, explained that the packet contained a term sheet exhibit where the red line text did not reflect Member Fetner's changes. He continued that the correct language, proposed by Member Fetner, specified that the deed restriction was requested by the developer and not DIA. This would ensure the property remains on the tax roll and cannot be transferred to a tax-exempt entity or file for tax-exempt status. He advised that the amended language, not reflected in the resolution, was approved at the committee level.

Board Chair Krechowski asked Member Fetner if she had any comments on her changes. Because everyone was clear on the changes, she did not have any comments.

Board Chair Krechowski called for a motion on the resolution as amended.

Motion: Board Member Heavener motioned to approve the resolution as amended.
Seconded: Board Member Caffey seconded the motion.



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Board Chair Krechowski called for a vote on the amended resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

H. RESOLUTION 2025-04-14 APEX LEASE TERMINATION

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO BUY OUT AND TERMINATE THE LEASEHOLD INTEREST OF ARLINGTON PRINTING AND STATIONERS, INC. AND APEX BUILDING OF JACKSONVILLE, LTD. (“APEX” OR “LESSEE”) IN ITS LEASE WITH THE CITY OF JACKSONVILLE AND DOWNTOWN INVESTMENT AUTHORITY (AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY) (“LESSOR”) ON APPROXIMATELY .75 ACRES OF PROPERTY WITHIN A LARGER CITY-OWNED PARCEL AT 200 N LEE STREET (AS MORE FULLY DEFINED IN EXHIBIT A TO THIS RESOLUTION) IN ORDER TO PROVIDE MARKETABLE TITLE TO THE FEE SIMPLE INTEREST IN THE PARCEL FOR FUTURE USE BY THE DIA CONSISTENT WITH GOALS ESTABLISHED IN THE DIA BID AND CRA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Seeing no objections, Board Chair Krechowski deferred the resolution to May.

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the CRA meeting at 2:21 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting. And



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Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wade McArthur, Property Disposition Manager; Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 2:21 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. MARCH 19TH, 2025, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Krechowski called for a motion to approve the meeting minutes as presented.

Motion: Board Member Heavener motioned to approve the meeting minutes.
Seconded: Board Member Wohlers seconded the motion.

Seeing no discussion, Board Chair Krechowski called for a vote.

Vote: **Aye: 8** **Nay: 0** **Abstain: 0**

MOTION PASSED UNANIMOUSLY 8-0-0

B. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-04-03 DIA Proposed FY 26 Admin Budget, Resolution 2025-03-04 DEDF FY 26 Admin Budget, and Resolution 2025-04-17 Jazz Sponsorship.

Motion: Board Member Heavener motioned to approve the consent agenda.
Seconded: Board Member Hooper seconded the motion.

Board Chair Krechowski called for a vote on the consent agenda.



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Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. RESOLUTION 2025-04-15 DVI BUDGET

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING THAT THE JACKSONVILLE CITY COUNCIL APPROVE DVI'S 2025-2026 ANNUAL BUDGET INCLUDED IN EXHIBIT 'A'; PROVIDING FOR AN EFFECTIVE DATE.

CEO Lori Boyer explained that the first page shows the committee's recommendation to modify the budget to keep the city contribution flat at \$804,877, instead of increasing it to \$826,813. She advised that there was a revised resolution immediately following the first, that included an Exhibit A showing the flat contribution and additional funds for research assistance, aligning with the committee's recommendations. CEO Boyer recommended adopting the amended resolution.

Board Chair Krechowski asked CEO Boyer to confirm that they were voting on the resolution amended at the committee level. CEO Boyer respond yes and then directed the Board to take action on the resolution that showed “approve” instead of “modify.”

Board Chair Krechowski called for a motion on the resolution as amended.

Motion: Board Member Wohlers motioned to approve the resolution as amended.
Seconded: Board Member Hirabayashi seconded the motion.

Board Chair Krechowski opened the floor for discussion.

Board Member Wohlers thanked Mr. Gordan and DVI for taking what the committee said and coming back with revised documents. He thanked them for all that they do.

Board Member Hooper echoed Member Wohlers comments and added that he appreciates and is a big fan of the Ambassador Program.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2025-04-16 JIM CITRANO RECOGNITION



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RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN RECOGNITION AND APPRECIATION OF JAMES "JIM" CITRANO, JR., FOR HIS DEDICATION, SERVICE, AND LEADERSHIP IN FURTHERANCE OF DOWNTOWN JACKSONVILLE AND THE DOWNTOWN INVESTMENT AUTHORITY; PROVIDING FOR AN EFFECTIVE DATE.

Because Mr. Citrano was not in attendance and at the suggestion of CEO Boyer, Board Chair Krechowski deferred Resolution 20258-04-16 to the May Board meeting. There were no objections.

III. CEO INFORMATIONAL BRIEFING

A. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Board Chair Krechowski gave the floor to CEO Boyer for the CEO Update.

CEO Boyer, using a PowerPoint presentation, shared updates on several projects, including One Riverside, McCoys Creek Outfall, Park Street Road Diet, Players Grill, Johnson Commons, Pearl Square, Riverfront Plaza, Two-Way Street Restoration, Dorothy's, the Four Seasons Hotel and Offices, River's Edge, and Flamingo Café. She then turned the floor over to Ina Mezini.

Ina Mezini, DIA Strategic Initiatives Coordinator, presented on the upcoming Music Heritage Garden near Riverfront Plaza, a park celebrating Jacksonville's music history. DIA is funding interactive art pieces by the Daily team and Urban Conga, a projection tower with symphony-inspired panels, and a Walk of Fame for local artists. She also noted the LaVilla Heritage Trail will mark 22 historic sites, and a new interactive mural by Kelsey Montague is in design.

Board Chair Krechowski opened the floor for comments and/or questions.

Board Member Fetner said she didn't have any questions but said that it was great work.

Board Member Hooper stated that the project was probably one of the more exciting things that they had seen since being on the Board and recommended William Ryan Key as a potential inductee.

Board Member Hirabayashi mentioned that he corresponded with Ms. Mezini on the LaVilla Ritz signs and expressed that he was glad to see it finally happening.

Noting Mr. Citrano's arrival, Board Chair Krechowski backed up to revisit Resolution 2025-04-16 and invited CEO Boyer to go ahead and read the resolution aloud.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Wohlers motioned to approve the resolution.
Seconded: Board Member Hooper seconded the motion.



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Board Chair Krechowski shared that Mr. Citrano was board chair when he was placed on the board, and he encouraged him to roll up his sleeves and get involved in everything and that he demonstrated that by example. He concluded that he appreciated his example and service.

Board Chair Krechowski opened the floor for comments.

Board Member Wohlers expressed his thanks and appreciation for Mr. Citrano's leadership and added that he would take the time during committee and board meetings to make sure the newer board members had a good understanding of each agenda item and their background.

Board Member Heavener acknowledged the exceptional leadership demonstrated amid a complete board turnover, helping new board members to adapt to new contexts and brush up on their Robert's Rules of etiquette, and navigating the political challenges such as those involving the Laura Street Trio.

Board Member Hirabayashi stated that they didn't have much time together, but he appreciated the example he set, his dedication, and the industry expertise he brought to the Board. He added that Mr. Citrano was a great role model for incoming board members.

Board Member Fetner also thanked Mr. Citrano for his leadership. She mentioned that he was the chair when she came on board and he always brought a fresh perspective. She added that she'd continue to try to live up to his legacy.

Board Member Hooper mentioned that Mr. Citrano and his father worked together. He shared that he had been a shining star in the banking industry and that he had set a high standard to follow.

Board Member Bailey mentioned that she didn't have a chance to know and work with Mr. Citrano personally, but that his reputation preceded him as someone who loves Jacksonville deeply, and who has worked in the city for a long time.

Board Member Caffey echoed Member Bailey's comments stating that their work together was minimal, but it sounded like she missed out on a great opportunity to learn from him and hopefully they can carry his legacy forward.

Mr. Jim Citrano shared heartfelt reflections, expressing admiration for the current DIA board's talent and dedication. He appreciated the relationships built with staff over his five-year tenure and praised CEO Boyer's exceptional leadership, joking that it would take five people to replace her. He also welcomed his successor, Cameron Hooper, and acknowledged his mentor's influence. Overall, he conveyed gratitude, respect, and encouragement for the board's continued work.

See no further comments, CEO Boyer continued her report sharing updates on the following:

- Special Committee on Downtown
- Council Member Arias offered to advance several pieces of legislation
- Pending Legislation



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- Staffing
- Contract oversight
- Professional Services contracts
- Capital Projects update
- Development Updates

Board Chair Krechowski praised Mr. Deval for visible downtown progress and shared excitement about new dining options. He then reminded the board about the upcoming CEO search process and key interview date, urging members to ensure these are on their calendars and to contact Ava if not. Materials from Mr. Parola and an update from the search firm were distributed.

CEO Boyer reminded Board Chair Krechowski that bylaws require appointing a nominating committee to propose a slate of board officers for the next year. She emphasized that committee members should ideally not nominate themselves. Board Chair Krechowski then selected Member Hebner, Member Fetner, and Member Wohlers for the committee.

Finally, CEO Boyer offered heartfelt thanks to Mr. Citrano for his dedicated service and support during challenging times.

IV. ADJOURNMENT

See no further discussion, Board Chair Krechowski adjourned the DIA meeting at 3:24 PM.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Ava Hill at avah@coj.net to acquire a recording of the meeting.