



Downtown Investment Authority
Hybrid Virtual In-Person Meeting
Wednesday, March 19th, 2025
2:00 PM

MEMBERS:

Patrick Krechowski, Esq., Board Chair
Micah Heavener, Vice Chair
Sondra Fetner, Esq., Secretary
Scott Wohlers

John Hirabayashi
Jill Caffey
Cameron Hooper

- I. **CALL TO ORDER**
- II. **PUBLIC COMMENTS**
- III. **COMMUNITY REDEVELOPMENT AGENCY**
 - A. Form 8B: Voting Conflict Disclosures
 - B. February 19th, 2025, Community Redevelopment Agency Meeting Minutes Approval
 - C. Resolution 2025-03-01 315 W Forsyth Street Façade
 - D. Resolution 2025-03-02 Federal Reserve Additional 3rd Party Debt
- IV. **DOWNTOWN INVESTMENT AUTHORITY**
 - A. February 19th, 2025, Downtown Investment Authority Board Meeting Minutes Approval
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
- VII. **CEO INFORMATIONAL BRIEFING**
 - A. CEO Monthly Update
- VIII. **CHAIRMAN REPORT**
- IX. **OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR**
- X. **ADJOURN**

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Webinar

<https://us02web.zoom.us/j/87990789951?pwd=6D95Mq0jJ1V4PLG9oxpc7UWGLTOSL.1>

Webinar ID: 879 9078 9951

Passcode: 062932

One tap mobile

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

International numbers available: <https://us02web.zoom.us/j/keJzyhyuj>

TAB III.B

**FEBRUARY 19TH, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING
MINUTES APPROVAL**



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 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; and Cameron Hooper

Mayor’s Office: Mike Weinstein, Chief of Staff

Council Members: Council Member Raul Arias, District 11; Council Member Ronald Salem, Council Member At Large Group 2

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; Allan Devault, Project Manager; 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 2:02 p.m. and asked for introductions from the Board and Staff.

Council Member Ronald Salem, Council Member at Large, highlighted the significance of the University of Florida graduate campus development for Jacksonville and announced he was sponsoring legislation for the former Interline Brands property, with a \$4 million starting offer. He encouraged collaboration and welcomed questions to ensure the project's success.

Mike Weinstein, Chief of Staff, explained that the mayor supported the LaVilla site from the start, with extensive consideration of options and appraisals. The mayor prioritized staying within the city's \$100 million budget, avoiding extra costs. The proposal would go to Council in May for further negotiations before a final decision.

II. PUBLIC COMMENTS

None

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Sondra Fetner was advised to wait until the DIA portion of the meeting to declare her voting conflict.

B. JANUARY 31ST, 2025, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-02-06 21 E Adams Façade and Resolution 2025-02-07 Baptist Allocation of Development Rights.

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

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2025-02-01 SITE A AND SITE B 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 2.36 ACRES OF CITY OWNED PROPERTY PARTIALLY IMPROVED BY A SURFACE PARKING LOT AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0020 ("SITE A") AND APPROXIMATELY 1.22 ACRES OF UNIMPROVED PROPERTY AS DEPICTED ON EXHIBIT B ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS RE# 074836 0000, RE# 074837 0000, RE#074838 0000, RE# 074839 0000 AND RE# 074840 0000 ("SITE B", AND TOGETHER WITH SITE A, THE "PROPERTY"); EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT ("BID") PLAN, INCLUDING THE COMMUNITY



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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.

CEO Boyer explained that several changes were made to the resolutions for the University of Florida project. These included updating some "whereas" clauses to reference the LaVilla catalyst site and adding a provision for streetscape maintenance and security, which the University would either handle themselves or join an existing effort. The documents provided included redline copies showing the edits and a clean version with all the updates included. The resolutions had already passed through committee and were coming as recommendations. Specific changes included removing a clause on page 2, adding two on page 3, and inserting a section about streetscape and security on page 13 of Exhibit C. CEO Boyer suggested hearing from University of Florida representatives first to get a big-picture view before diving into the details of the resolutions.

Mr. Kurt Dudas, University of Florida Vice President for Strategic Initiatives, kept his remarks brief, thanking the committee for advancing the resolutions and acknowledging the hard work of CEO Boyer and her team at the Downtown Investment Authority. He reaffirmed the University of Florida’s enthusiasm for opening a downtown Jacksonville campus and emphasized the urgency of securing the Interline Brands Building at 801 West Bay Street. While he believes this won’t be the most important building in the long run, it is crucial now as the initial launch site for students, administration, and degree programs. The University is working on a tight timeline, aiming to open in August, with additional programs starting in January and more by August 2026. He stressed that any delays of even a few months could push back entire academic programs by a full year. Given this urgency, he encouraged timely action while also expressing respect for the Board, the Mayor’s office, and City Council in evaluating the best path forward. He concluded by thanking everyone involved and offering to answer any questions.

CEO Lori Boyer explained that Resolution 2025-02-01 concerns the disposition of two vacant city-owned parcels in LaVilla, one being a former Interline property and the other a parking area near the JRTC. The resolution would authorize a 30-day notice for other offers on the property. While all UF-related resolutions received unanimous committee approval, amendments were made, keeping them off the consent agenda.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Heavener 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.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

E. RESOLUTION 2025-02-02 CONVENTION CENTER DISPOSITION OF OPTION



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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 AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 14.71 ACRES OF CITY-OWNED PROPERTY IMPROVED BY A SURFACE PARKING LOT AND CONVENTION CENTER EXHIBIT HALL CONSTRUCTED IN APPROXIMATELY 1987 AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “CONVENTION CENTER PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE HISTORICALLY DESIGNATED 1919 TRAIN STATION AND ASSOCIATED LAND CONSISTING OF APPROXIMATELY 2.13 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S SOUTHERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; 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.

CEO Boyer explained that the resolution issues a notice of disposition for an option to acquire the convention center site. The option cannot be exercised for at least five years and requires prior development on Sites A and B. The resolution includes the same amendments on the "whereas" clause and streetscape/security as the previous one, with redlined changes provided. No other modifications were made from the committee presentation.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Citrano motioned to approve the resolution.
Seconded: Board Member Fetner seconded the motion.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

F. RESOLUTION 2025-02-03 TRAIN STATION DISPOSITION OF OPTION

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 AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 2.13 ACRES OF CITY-OWNED PROPERTY IMPROVED BY AN HISTORICALLY DESIGNATED LANDMARK 1919 TRAIN STATION CURRENTLY USED IN CONJUNCTION WITH THE CONVENTION CENTER AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “TRAIN STATION PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE CONVENTION CENTER EXHIBITON HALL AND PARKING CONSISTING OF APPROXIMATELY 14.71 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S WESTERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; 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.

CEO Lori Boyer explained that the resolution updates the performance schedule for the MOSH Museum Project to reflect its current progress. After the Board approved converting the project to a city-owned museum with MOSH leasing the building, the revised schedule accounts for design changes to address parking concerns. MOSH must maintain its current parking spaces, requiring some redesign. While the overall completion date remains the same, design milestones have been extended.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Fetner motioned to approve the resolution.
Seconded: Board Member Caffey seconded the motion.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

G. RESOLUTION 2025-02-05 801 W BAY 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 2.85 ACRES CURRENTLY OWNED BY 801 BAY ST LLC AND IMPROVED WITH A SURFACE PARKING LOT AND APPROXIMATELY 39,000 SQUARE FOOT OFFICE BUILDING AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0010 AND DEPICTED ON EXHIBIT A (THE “801 W BAY PARCEL”) CONTINGENT UPON ACQUISITION THEREOF BY THE CITY, WHICH PROPERTY, WHICH PROPERTY IS PROPOSED TO BE CONVEYED TO THE CITY FOR REDEVELOPMENT PURPOSES PURSUANT TO RESOLUTION 2025-02-04 AND WOULD UPON ACQUISITION FOR REDEVELOPMENT CONVEYANCE BECOME PROPERTY OF THE NORTHBANK COMMUNITY REDEVELOPMENT AGENCY; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE 801 W BAY PARCEL 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.

CEO Lori Boyer explained that the resolution is for the disposition of the 801 West Bay property to the University of Florida, contingent upon the city's acquisition of the property. The resolution allows for a 30-day notice period for other bids, after which the property could be conveyed to the University if no better offers are received. She outlined several amendments made since the committee meeting, including removing references to the property swap and clarifying that the property will be acquired by the city before being conveyed to the University. Changes were made to the language on the resolution's pages, particularly emphasizing the contingent acquisition. A streetscape and security amendment was also added, with these changes approved by the University. CEO Boyer offered to answer any further questions.

Board Chair Krechowski noted that there were changes not considered by the committee and stated that a motion would be needed for the resolution, followed by addressing the amendments. CEO Boyer confirmed this.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski called for a motion on the amendments.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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

Board Chair Krechowski opened the floor for discussion on the amendments.

Board Member Hooper disclosed a voting conflict for this resolution.

Board Member Hirabayashi asked if the discussion was solely on the amendments to the resolution

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

H. RESOLUTION 2025-02-04 GATEWAY ACQUISITION AND DISPOSITIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ACQUIRE AN APPROXIMATELY 2.85 ACRE PARCEL WITH IMPROVEMENTS LOCATED AT 801 W BAY STREET IN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE WITHIN THE COMBINED DOWNTOWN NORTHBANK REDEVELOPMENT AREA AS FURTHER IDENTIFIED IN EXHIBIT A TO THIS RESOLUTION (“801 W BAY STREET”) USING CURRENTLY UNDEVELOPED CRA PROPERTY AS CONSIDERATION FOR SUCH ACQUISITION, AND AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.0 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED IN THE NORTHEAST CORNER OF RIVERFRONT PLAZA AS FURTHER IDENTIFIED IN EXHIBIT B ATTACHED HERETO (“RIVERFRONT PLAZA DEVELOPMENT PAD B”) AND INCLUDING AN OPTION TO ACQUIRE THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.7 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED ON THE EAST SIDE OF THE MAIN STREET BRIDGE IMPROVED BY A SURFACE PARKING LOT AS FURTHER IDENTIFIED IN EXHIBIT C TO THIS RESOLUTION (“EAST LANDING LOT”), EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE RIVERFRONT PLAZA DEVELOPMENT PAD B PROPERTY AND THE EAST LANDING LOT PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT D, AND ESTABLISHING THE TERMS FOR PUBLISHED



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT E; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA (“CRA”) PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Bryan Moll, CEO of Gateway Jax, thanked the Board, Council Member Arias, and DIA staff, expressing support for the University of Florida’s graduate campus downtown. Using a PowerPoint presentation he discussed the following:

- Interest in 801 West Bay Site
- Planned Development
- Property Valuation
- Appraisal Methods
- Support for Riverfront Plaza
- Preliminary Vision
- Project Timeline
- Repurchase Rights

Board Member Hooper inquired about the incentives that would be requested, the financial connection between the hotel rooms and the park, and the expected completion timeline.

Board Member Hirabayashi asked if the request for \$20 million was a Completion Grant and did not include the REV Grant component.

Board Chair Krechowski suggested that it would be helpful for everyone to understand the next steps as the deal progresses, given that the current stage is focused on disposition and not yet on a development agreement or incentive package.

Board Member Hirabayashi noted they were accepting the project’s cost, incentive request, and equity amount at face value, without fully assessing its viability.

Board Member Heavener raised concerns about whether the project could be funded within the \$12.5 million budget, stressing the importance of having a clear timeframe and the not-to-exceed amount to prevent needing City Council approval.

Board Member Hooper agreed with Heavener, stressing the need for full financial details and questioning the \$20 million cap, noting that a pro forma had not been required for the current proposal.

Mrs. Cindy Trimmer explained that the proposal involved a land swap with appraisals for both properties. She clarified that while they hadn't responded to an RFP (no full pro forma), internal underwriting showed confidence in a \$20 million completion grant request. Trimmer assured full transparency and commitment to presenting the full underwriting process to DIA, DDRB, and



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

council. To address concerns, she offered an early repurchase option at a discounted price if the city chooses not to participate.

Board Member Hooper raised concerns that the issues stemmed from the client's request for a land swap rather than a simple \$8 million sale, which led to the rushed process.

Board Member Wohlers asked if DIA had conducted an appraisal of the Riverfront Plaza development site. He also questioned how the city would avoid losing money if the repurchase price of \$6.75 million was higher than the appraised value of \$3.2 million, resulting in a \$3.5 million loss.

Board Member Wohlers acknowledged Council Member Salem's intention to file legislation and asked about the procedural impact if the board proceeds with the disposition while the legislation is being filed and what effects this might have.

Mr. John Sawyer, Office of General Counsel, stated that filing the legislation wouldn't affect the 801 disposition, but could impact the landing parcel. The board could continue negotiating with Gateway or open the process to competitive bidding.

CEO Boyer explained the updated resolution, highlighting several changes. The term sheet was revised to include a not-to-exceed \$20 million completion grant. She clarified language around the repurchase price, which reflected a \$1.25 million reduction compared to Gateway's cash price. The repurchase option applied to both Riverfront Plaza and the East Landing lot. The resolution also included new language about the timeline for incentive approval and repurchase rights. Additionally, changes were made to ensure transparency for third-party bidders. CEO Boyer emphasized that these updates addressed previous concerns raised by the committee.

Mrs. Cindy Trimmer noted that CEO Boyer adequately captured everything they discussed.

Board Member Fetner questioned the removal of language on page 13 about "subject to additional terms," suggesting it should stay as it applies to both 801 West Bay and the development pads. She also asked about the REV Grant, development costs, and the process. She noted confusion in the right of repurchase on page 21, stressing the intent for triggers to be tied to the performance schedule. She also questioned the 15-month exercise period and 18-month expiration. Board Member Fetner asked how the repurchase could be enforced within three months and who would make the decision.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Member Hooper expressed opposition to the land swap, stating that he did not believe it was in the best interest of the city to make a rushed decision.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

Board Member Hirabayashi raised concerns about the price discrepancy, questioning why Gateway, who paid \$4 million for the property, is selling it for \$8 million, but offering it for land worth \$5.5 million. He also questioned the \$6.75 million buyback price, given the property’s \$5.5 million appraisal.

Council Member Arias raised concerns about rushing decisions without full information, especially regarding the incentives package. He highlighted the financial risks, particularly the difference between \$5.6 million and \$8 million or \$6.7 million, and stressed the need for clarity before moving forward.

(There was a thorough discussion regarding Resolution 2025-02-024. The Zoom recording is available upon request for those interested in the full details of the discussion.)

Board Chair Krechowski called for a motion to amend the resolution.

Motion: Board Member Hooper motioned to take out the land swap portion the resolution.

Seconded: Board Member Wohlers seconded the motion.

Vote: Aye: 2 Nay: 5 Abstain: 0

MOTION DID NOT PASSED 2-5-0

After much discussion and few motions to amend, Board Chair Krechowski gave Board Member Fetner the opportunity to restate her motion to amend the resolution.

Motion: Board Member Fetner moved to restate her previous motion to reinsert what was stricken on page 15, and to ensure that the reverter language is triggered by notice from the DIA.

Seconded: Board Member Heavener seconded the motion.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

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

Vote: Aye: 5 Nay: 2 Abstain: 0

MOTION PASSED 5-2-0

I. RESOLUTION 2025-02-08 FORMER LANDING ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

ACCESS AGREEMENT (“AGREEMENT”) WITH GATEWAY JAX ACQUISITIONS LLC OR AFFILIATED ENTITY THEREOF, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS FOR THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THOSE CERTAIN CITY OWNED REAL PROPERTIES IDENTIFIED BY REAL ESTATE NUMBERS 074445 0500, 074444 9000, 074444 9020 AND 074445 0000 TOGETHER WITH THAT AREA UNDER THE MAIN STREET BRIDGE EASTERN MOST RAMP AND PORTIONS OF REAL ESTATE NUMBERS 074445 07000 AND 074457 1100, COLLECTIVELY REFERRED TO HEREIN AS “THE PROPERTY” AND ILLUSTRATED BY EXHIBIT ‘A’; AUTHORIZING ITS CEO TO NEGOTIATE TERMS AND CONDITIONS PRIOR TO EXECUTION OF A SITE ACCESS AGREEMENT; INSTRUCTING ITS CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola explained that, similar to a previous resolution granting the University of Florida access to properties for due diligence, this request would allow the University to inspect the property. They need permission from the Board to conduct this work. The agreement would only be signed once the University provides a scope of services for review by the Office of General Counsel, Public Works, and the Environmental Quality Division.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Member Hooper asked if the studies would be available to the Board. Mr. Guy Parola advised that anything the consultant discovers would go to the Board as a matter.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 4:52 PM.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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

DRAFT

TAB III.C

RESOLUTION 2025-03-01 315 W FORSYTH STREET FAÇADE

RESOLUTION 2025-03-01

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

WHEREAS, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements; and

WHEREAS, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which a Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, (“BID/CRA Plan”) was adopted by Ordinance 2014-560-E and updated by Ordinance 2022-372-E; and

WHEREAS, at their June 18, 2020 meeting the Downtown Investment Authority (“DIA”) approved Resolution 2020-06-02 establishing the DIA Storefront Façade Grant Program, to provide funding for the improvement of storefronts, and, if applicable, second story façades, in the Downtown Jacksonville Historic District to activate the streetscape and the overall revitalization of Downtown Jacksonville, with funding provided through the Downtown Northbank CRA Trust Fund; and

WHEREAS, the Applicant owns eligible property located at 315 W Forsyth Street (RE# 073788-0000) and applied for funding under the DIA Storefront Façade Grant Program to facilitate improvements to the exterior of the building; and

WHEREAS, the application was reviewed by the DIA staff and found to be consistent with program guidelines and the BID Plan and CRA Plan for Downtown; and

WHEREAS, to assist the Grantee in making renovations to the façade of the commercial building located at 21 E. Adams Street (“the Project”) the DIA proposes to provide a Grant in an

amount not to exceed EIGHT THOUSAND THREE HUNDRED NINTEY-TWO DOLLARS (\$8,392.00) to the Grantee; and

WHEREAS, financial assistance to the Project will be in the form of the proposed terms and incentives on the Term Sheet, attached as Exhibit A to this Resolution,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA hereby finds that the Project is supported by the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal Number 3: Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.
 - Facilitate the restoration and rehabilitation of Downtown's historic building stock for use by retail/beverage/entertainment establishments.
- Goal Number 4: Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.
 - Create and promote a consistent brand for Downtown that conveys a sense of excitement and within the boundary of Downtown foster distinct neighborhood identities that evoke a unique sense of place.
- Goal Number 5: Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.
 - Support a clean and safe Downtown 24-7, including the work of Downtown Vision Inc.
 - Enforce proper maintenance of private property.

Section 3. The DIA hereby awards a DIA Storefront Façade Grant to Grantee in an amount not to exceed \$8,392 from the Combined Northbank TID in accordance with the terms of the term sheet attached hereto as Exhibit A.

Section 4. The DIA Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

Section 5. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

_____ _____ _____
Patrick Krechowski, Esq., Chairman Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

DRAFT

EXHIBIT A - TERM SHEET
Resolution 2025-03-01

Underdascope Enterprise, LLC
315 W Forsyth Street
Façade Grant

Project Name: 315 W Forsyth Street

Applicant: Underdascope Enterprise, LLC
Spencer Jones, CEO

Estimated Rehabilitation Budget:	\$16,783
Eligible Façade Improvement Costs:	\$16,783
Maximum Façade Grant Funding:	\$ 8,392

Project: Exterior renovations to 315 W Forsyth Street in accordance with the application received, materially consistent narrative and budget found in TABLE 1. and FIGURE 1., subject to DIA Board approval.

DIA Funding: No more than **\$8,392**, through the Downtown Northbank Combined CRA.

Infrastructure: No City of Jacksonville or CRA infrastructure funding or support is requested.

Land: No City of Jacksonville or CRA land or building is requested.

Loans: No further City of Jacksonville or CRA loans have been requested.

Façade Grant:

- Maximum funding limited to the lesser of 50% of actual costs incurred on eligible improvements as supported by invoices as approved by the DIA, or \$16,783.
- Eligible costs are those outlined in Figure 1 below and are further limited to expenditures made on improvements to the exterior wall facing Adams Street.
- The Grant will be funded upon the submission of a funding request form following completion of the work.
- Work shall be inspected for compliance with the application as submitted, and all invoices must be submitted for satisfactory review and approval by DIA Staff.
- The Grant approval is contingent upon the following:
 1. Only work on the street-facing storefront(s) as outlined in the submitted application is eligible for reimbursement.

2. Applicant must be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or non-compliance).
3. The property being improved may not have any outstanding liens or violations.
4. Applicant must not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property from which the grant is sought or other similar rehabilitation grants.
5. Applicant agrees to utilize City-approved JSEBs for renovation work associated with the grant where possible.
6. Must maintain the improvements in good repair.
7. All improvements must adhere to Downtown Overlay Zone and Downtown District Use and Form Regulations, and DDRB approvals, as applicable.
8. Improvements are subject to review by the Historic Preservation Section of the Planning Department and approval of a Certificate of Appropriateness (COA).
9. If at any point the space is not occupied, the Applicant shall utilize its best efforts to continue to activate the streetscape. This can be accomplished through temporarily attaching art to the windows, utilizing the storefront space as an art installation or exhibition, or other creative efforts to address street activation.

Performance Schedule:

1. Façade Grant Agreement or appropriate loan document to be executed not later than three (3) months from the receipt of the Draft Agreements which will establish the Façade Grant Agreement Effective Date.
2. Commencement of Construction of Façade Improvements: Within three (3) months following the Façade Grant Agreement Effective Date, Applicant commits to commencement of construction, meaning receipt of all required approvals, permitting, and closing on all required financing to allow the start of construction activities and has begun work in earnest.
3. Substantial Completion: Within six (6) months following Commencement of Construction as defined above.
4. The DIA CEO will have authority to extend this Performance Schedule, at the CEO's sole discretion, for up to three (3) cumulative months for good cause shown by the Applicant. Any extensions to the Commencement Date shall have the same effect of extending the Substantial Completion Date simultaneously.

Conditions:

This Term Sheet is limited by the following conditions:

1. Downtown Investment Authority to receive copies of any necessary permits, invoices, cancelled checks or documentation from other methods of payment, and other items as may be requested by the DIA in its sole discretion as evidence of eligible expenditures; and

2. Annual reporting required to demonstrate compliance with terms and conditions as approved; and
3. There may be additional terms, conditions, rights, responsibilities, warranties, and obligations for both parties which shall be determined in a later negotiated mutually agreeable written contract.

TABLE 1. FAÇADE IMPROVEMENTS

315 W Forsyth Street / Façade Update			
ITEM	COSTS	ELIGIBLE?	ELIGIBLE COSTS
Awning(s)	\$ 3,660.00	y	\$ 3,660.00
Electrical and Lighting	\$ 7,873.00	y	\$ 7,873.00
Paint and Trim	\$ 5,250.00	y	\$ 5,250.00
	\$ 16,783.00	TOTAL	\$ 16,783.00
		50%	\$ 8,391.50

FIGURE 1. FAÇADE RENDERING



SUPPLEMENTAL INFORMATION
RESOLUTION 2025-03-01 315 W FORSYTH STREET FAÇADE
STAFF REPORT

**DIA BOARD
STAFF REPORT – FAÇADE GRANT**

Project Name:

315 W Forsyth Street

Applicant:

**Underdascope Enterprises LLC
Spencer Jones, CEO**

Project Location:

315 W Forsyth Street
Jacksonville, Florida 32202

Estimated Rehabilitation Budget:

\$16,783

Eligible Façade Improvement Costs:

\$16,783

Maximum Façade Grant Funding:

\$ 8,392

Project Description: The applicant, Underdascope Enterprises, LLC, led by Mr. Spencer Jones, has owned the building at 315 W Forsyth Street since 2023. Mr. Jones is also the owner of one of the tenants, Indulgence Café, which is a full-service restaurant. The building is also home to the unrelated entity, Seacorp a KAPCO Defense Company.

The property is located in the Central Core neighborhood across Forsyth Street from the TIAA Bank building. Also known as the Slappee Building, it is a two-story building built in 1925 and was recently designated as a Local Landmark.

The applicant proposes improvements to the historic façade to include a new awning, electrical work with exterior lighting and paint and trim work.





Figure 1. – Rehabilitation Budget

315 W Forsyth Street / Façade Update			
ITEM	COSTS	ELIGIBLE?	ELIGIBLE COSTS
Awning(s)	\$ 3,660.00	y	\$ 3,660.00
Electrical and Lighting	\$ 7,873.00	y	\$ 7,873.00
Paint and Trim	\$ 5,250.00	y	\$ 5,250.00
	\$ 16,783.00	TOTAL	\$ 16,783.00
		50%	\$ 8,391.50

The proposed renovations have been reviewed and approved administratively by the Downtown Development Review Board but are also subject to review by the Historic Preservation Section of the Planning Department and approval of a Certificate of Appropriateness (COA).

Program Considerations:

In review of this application, it is determined that the property and applicant meet the following requirements:

1. The property was finished in 1925 and meets the program requirement of being a minimum of 25 years old and located within the Downtown Jacksonville Historic District.
2. The entire façade of the structure is eligible as a two-story building.

3. Expenditures related to the façade are eligible for reimbursement as detailed further in the Exhibit A Term Sheet to Resolution 2025-03-01.
4. In accordance with Façade Grant Guidelines:
 - a. Property taxes are current, and the property has contributed to Duval County ad valorem for more than five years.
 - b. Improvements to the property will be made in accordance with all applicable codes and permits, as approved by the DDRB Staff. Staff can approve this type of project without DDRB review and approval per SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND FORM REGULATIONS, Sec. 656.361.7.1
 - c. Applicant is in good standing with the City, the property is not subject to outstanding Municipal Code Compliance liens or violations.
 - d. The property has not received other COJ or DIA Funding that would be duplicative with this project.

“Only storefront façades that have street frontage on a public street are eligible. “Storefront Façade” refers to the exterior façade of entire ground floor fronting the sidewalk and public street. The second story of the building may be eligible if the architectural details and construction materials of the second story are most similar to the first story when compared to the rest of the building, or if the building is only two-stories tall.”

Type	Total Project Costs	Eligible Costs	Contributing Structure Boost	Total Maximum funding via eligible costs calculation
Facade	\$16,783	\$16,783	N/A	\$8,392

Funding eligibility is determined as the lesser of 50% of eligible costs ($\$16,783 \times .50\% = \$8,392$), the square footage calculation (not calculated for this project) or the maximum funding limit of \$75,000. Accordingly, maximum eligibility is determined to be \$8,392 for these proposed façade improvements.

Funding and compliance under the DIA Storefront Façade Grant in the amount of \$8,392 are subject to:

- The Façade Grant Agreement, or appropriate forgivable loan document, is to be executed not later than three (3) months after applicants’ receipt of the agreements which will establish the Façade Grant Agreement Effective Date. Thereafter, Commencement of Construction of Façade Improvements shall occur within three (3) months following the Façade Grant Agreement Effective Date.
- The Façade Grant Agreement shall allow the DIA CEO to extend the performance schedule for up to three (3) months in her sole discretion for good cause shown by Applicant.

- Disbursement will be made following completion and inspection of the work by DIA Staff, to be supported by invoices submitted that document the actual expenditure made to complete the project substantially in accordance with the application as submitted.
- Must maintain the improvements in good repair and make ad valorem tax payments for a minimum period of five years from the date of funding.
- If at any point the space is not occupied, the Property Owner shall utilize its best efforts to continue to activate the streetscape. This can be accomplished through temporarily attaching art on the windows, utilizing the storefront space as an art installation or exhibition, or other creative efforts to address street activation.
- Other terms and conditions as found in the Ex. A Term Sheet to resolution 2025-03-01.

DRAFT

TAB III.D

RESOLUTION 2025-03-02 FEDERAL RESERVE ADDITIONAL 3RD PARTY DEBT

RESOLUTION 2025-03-02

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) TO MAKE APPROVE A REQUEST FROM THE BORROWER TO INCREASE THIRD-PARTY SENIOR DEBT TO BENEFIT THE PROJECT KNOWN AS THE FEDERAL RESERVE BUILDING LOCATED AT 424 N. HOGAN STREET AND OWNED BY 218 W CHURCH LLC (“BORROWER”); AUTHORIZING THE CEO OF THE DIA TO AMEND THE REDEVELOPMENT AGREEMENT AND ASSOCIATED LOAN DOCUMENTS; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL ACTIONS, INCLUDING THE EXECUTION OF CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA is the Community Redevelopment Agency and Economic Development entity for Downtown Jacksonville; and

WHEREAS, in its role as the Community Redevelopment Agency and Economic Development entity for Downtown Jacksonville, the DIA is responsible for administering the Downtown Preservation and Revitalization Program (“DPRP”) as created by Ordinance 2020-0527-E for purpose of fostering the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic buildings; and

WHEREAS, the Jacksonville City Council approved funding under the DPRP for the redevelopment of the historic Federal Reserve Bank building located at 424 N. Julia Street via Ordinance 2021-0332-E, and appropriation of such funding under 2022-0776-E; and

WHEREAS, Borrower executed the Redevelopment Agreement (“RDA”) July 30, 2021, completed the redevelopment activities on the property and executed the DPRP Loan Agreement, the HPRR Promissory Note, the CCR Promissory Note, the Deferred Principal Promissory Note, the Mortgage and Security Agreement, and other related loan documents (the “Loan Documents”) September 29, 2023; and

WHEREAS, the RDA and Loan Documents restrict Borrower from placing additional debt on the property during the term of the Loan Documents without DIA approval; and

WHEREAS, Borrower has requested DIA approval to add \$740,000 of debt on the project as a future advance under its existing senior loan to help cover tenant improvement costs expected to exceed \$6 million; and

WHEREAS, DIA staff has evaluated the request and determined that the project remains within the DPRP guideline parameters inclusive of the additional debt as requested; and

WHEREAS, the DIA Compliance Officer confirms that the project is in compliance with terms and conditions as approved and documented in the RDA and Loan Documents; and

WHEREAS, the subject request does not modify the City funding or any terms of the RDA or Loan Documents in place between the City and the Borrower.

NOW, THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the above-mentioned recitals are true and correct.

Section 2. The DIA hereby approves the request for additional debt by 218 W Church LLC in the form of a future advance on the senior loan in the amount of \$740,000.

Section 3. The DIA hereby authorizes DIA staff to evaluate and approve additional requests for future advances of the senior debt up to the amount of \$1,000,000 (One Million and no/100 dollars) additional dollars with no further approval authority from the DIA Board required.

Section 4. The DIA authorizes its CEO to take all necessary action, including the execution of contracts, agreements and other documents as may be necessary to effectuate the purposes of this Resolution 2025-03-02.

Section 5. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Patrick Krechowski Esq., Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

SUPPLEMENTAL INFORMATION

**RESOLUTION 2025-03-02 FEDERAL RESERVE ADDITIONAL 3RD PARTY DEBT
STAFF REPORT**

**Downtown Preservation and Revitalization Program
Additional 3rd Party Debt Request**

**Staff Report
March 19, 2025**

Applicant: 218 W CHURCH LLC
Project: Federal Reserve Building – 424 N Hogan Street
Program Request: DPRP - Additional 3rd Party Debt Request

Project Summary:

- *The Federal Reserve Bank Building*, located at 424 North Hogan Street, is a three-story structure plus basement designed by designed by A. Ten Eyck Brown, a prominent architect from Atlanta in conjunction with Henrietta Dozier of Jacksonville. Dozier was the first female architect in Georgia, the first woman in the South to receive formal architectural training, the third woman to be admitted to the American Institute of Architects (AIA), and one of the charter members of the Atlanta Chapter of the A.I.A.
- The Old Federal Reserve Bank Building local historic landmark status was approved under ordinance 2006-859-E. Prior to being locally designated, the structure was listed as a contributing structure to the Downtown Jacksonville National Register Historic District in 2016.
- The original DPRP request as outlined below was approved by the DIA Board in Resolution 2021-01-04 and further approved by the Jacksonville City Council in Ordinance 2021-0332-E.



Loan component	Amount	Interest rate	Term	Repayment Schedule	Amortization
HPRR Loan	\$1,221,151	0.0%	5 years	None	20%/year
CCR Loan	\$1,377,743	0.0%	5 years	None	20%/year
Deferred Principal Loan	\$653,474	10-year Treasury note at time of closing	10 years	Interest only; balloons at maturity	None- due at maturity

- Borrower executed the Redevelopment Agreement (“RDA”) July 30, 2021, completed the redevelopment activities on the property and executed the DPRP Loan Agreement, the HPRR Promissory Note, the CCR Promissory Note, the Deferred Principal Promissory Note, the Mortgage and Security Agreement, and other related loan documents (the “Loan Documents”) September 29, 2023.

- The entire property is currently under lease to become an exclusive private club called *The June Club*, under the leadership of Britt Morgan-Saks.
- As reported in the Jacksonville Daily Record, Ms. Morgan-Saks states, “This venue reflects our vision for a premier destination for modern hospitality, elevated dining experiences and dynamic entertainment, contributing to the revitalization of culture, commerce, and community in the area.”

Request Summary:

- The Redevelopment Agreement and Loan Documents restrict the Borrower from taking on additional debt without prior approval by the DIA.
- The development closed with senior debt of \$2,911,595 and the developer is requesting a future advance on the senior loan of \$740,000. This has been confirmed with the lender who is standing by to make the advance.
- Funds subject to the future advance are needed to facilitate tenant improvements on the property with overall costs reported to exceed \$6.4 million.
- Current equity on the site is provided as \$4.6 million, as compared to the original equity amount proposed of \$1.4 million and a minimum equity requirement to remain eligible for full funding calculated at the time of underwriting at \$1.2 million.
- The tables below provide a comparison of the DPRP underwriting parameters at the time of origination and following the addition of the debt proposed:

DPRP Modeling Parameters – Federal Reserve / Hogan Street Building (As Approved)

FEDERAL RESERVE (Hogan St)			
Sources			
Federal Historic Tax Credit	\$	786,485	10.2%
HPRR Forgivable Loan	\$	1,221,151	15.9%
CCR Forgivable Loan	\$	1,377,743	17.9%
DPRP Def Prin Loan	\$	653,474	8.5%
Other COJ Funding	\$	-	0.0%
1st Position Debt	\$	2,300,000	29.9%
Owner Equity	\$	1,356,111	17.6%
TOTAL SOURCES	\$	7,694,964	100.0%

Uses			
Purchase Price	\$	1,750,000	22.7%
A&E Costs	\$	300,000	3.9%
Construction Costs	\$	5,644,964	73.4%
Developer Fee			0.0%
TOTAL USES	\$	7,694,964	100.0%

Maximum Funding Level	\$	3,847,482
DPRP Funding	\$	3,252,368

Measurement	DPRP Guidelines		As Calculated
	% of TDC	Net of Developer Fee	Project
Developer Equity	10%	Min of TDC	17.6%
3rd Party Loan		No min or max	29.9%
Subsidy or Tax Credit		No min or max	10.2%
Developer Combined	50%	Min of TDC	57.7%
DPRP			
Exterior	75%	Max of eligible costs	
Restoration Int	75%	Max of eligible costs	
Rehabilitation Int	30%	Max of eligible costs	
Code Compliance	75%	Max of eligible costs	
Other	20%	Max of eligible costs	
HPRR Forgivable Loan	30%	Max of TDC	15.9%
CCR Forgivable Loan	30%	Max of TDC	17.9%
DPRP Def Prin Loan	20%	Max of TDC	8.5%
DPRP Def Prin Loan		Min Must be ≥ 20% of Gap	20.1%
Other COJ Funding			0.0%
COJ Combined	50%	Max of TDC	42.3%

DPRP Modeling Parameters – Federal Reserve / Hogan Street Building (As Proposed)

Federal Reserve (Hogn Street)

Sources			
Federal Historic Tax Credit	\$	786,485	7.1%
HPRR Forgivable Loan	\$	1,102,194	9.9%
CCR Forgivable Loan	\$	976,920	8.8%
DPRP Def Prin Loan	\$	653,474	5.9%
Other COJ Funding	\$	-	0.0%
1st Position Debt	\$	3,651,595	32.7%
Owner Equity	\$	3,983,438	35.7%
TOTAL SOURCES	\$	11,154,106	100.0%

Uses			
Purchase Price	\$	1,750,000	15.7%
A&E Costs	\$	300,000	2.7%
Construction Costs	\$	9,104,106	81.6%
Developer Fee			0.0%
TOTAL USES	\$	11,154,106	100.0%

Maximum Funding Level	\$	5,577,053
DPRP Funding	\$	2,732,588

Measurement	DPRP Guidelines			As Calculated
	% of TDC		Net of Developer Fee	Project
Developer Equity	10%	Min	of TDC	35.7%
3rd Party Loan			No min or max	32.7%
Subsidy or Tax Credit			No min or max	7.1%
Developer Combined	50%	Min	of TDC	75.5%
DPRP				
Exterior	75%	Max	of eligible costs	
Restoration Int	75%	Max	of eligible costs	
Rehabilitation Int	30%	Max	of eligible costs	
Code Compliance	75%	Max	of eligible costs	
Other	20%	Max	of eligible costs	
HPRR Forgivable Loan	30%	Max	of TDC	9.9%
CCR Forgivable Loan	30%	Max	of TDC	8.8%
DPRP Def Prin Loan	20%	Max	of TDC	5.9%
DPRP Def Prin Loan		Min	Must be ≥ 20% of Gap	23.9%
Other COJ Funding				0.0%
COJ Combined	50%	Max	of TDC	24.5%

- Note that the difference in the DPRP Funding amounts shown in the tables above is due to amortization of the forgivable loans; Historic Preservation Restoration and Rehabilitation (HPRR) and Code Compliance (CCR), both of which are forgivable over five years. The DPRP Deferred Principal Loan is a must-pay obligation with a ten-year maturity and requires annual interest payments based on the yield of the Ten-Year Treasury at the time of closing. Interest payments have been paid as agreed.
- In consideration of the potential for future requests regarding additional debt required on this property, DIA staff modeled an additional \$1,000,000 and finds that the pro forma balance sheet remains compliant with DPRP guidelines. It is further proposed that DIA Board delegate authority up to this amount to process and similarly approve any future request for additional funding up to this amount.

DPRP Modeling Parameters – Federal Reserve / Hogan Street Building (As Proposed plus \$1,000,000)

Federal Reserve (Hogn Street)

Sources			
Federal Historic Tax Credit	\$	786,485	6.5%
HPRR Forgivable Loan	\$	1,102,194	9.1%
CCR Forgivable Loan	\$	976,920	8.0%
DPRP Def Prin Loan	\$	653,474	5.4%
Other COJ Funding	\$	-	0.0%
1st Position Debt	\$	4,651,595	38.3%
Owner Equity	\$	3,983,438	32.8%
TOTAL SOURCES	\$	12,154,106	100.0%

Uses			
Purchase Price	\$	1,750,000	14.4%
A&E Costs	\$	300,000	2.5%
Construction Costs	\$	10,104,106	83.1%
Developer Fee			0.0%
TOTAL USES	\$	12,154,106	100.0%

Maximum Funding Level	\$	6,077,053
DPRP Funding	\$	2,732,588

Measurement	DPRP Guidelines			As Calculated
	% of TDC		Net of Developer Fee	Project
Developer Equity	10%	Min	of TDC	32.8%
3rd Party Loan			No min or max	38.3%
Subsidy or Tax Credit			No min or max	6.5%
Developer Combined	50%	Min	of TDC	77.5%
DPRP				
Exterior	75%	Max	of eligible costs	
Restoration Int	75%	Max	of eligible costs	
Rehabilitation Int	30%	Max	of eligible costs	
Code Compliance	75%	Max	of eligible costs	
Other	20%	Max	of eligible costs	
HPRR Forgivable Loan	30%	Max	of TDC	9.1%
CCR Forgivable Loan	30%	Max	of TDC	8.0%
DPRP Def Prin Loan	20%	Max	of TDC	5.4%
DPRP Def Prin Loan		Min	Must be ≥ 20% of Gap	23.9%
Other COJ Funding				0.0%
COJ Combined	50%	Max	of TDC	22.5%

- The subject request does not modify the City funding or any terms of the RDA or Loan Documents in place between the City and the Borrower.

DRAFT

TAB IV.A
FEBRUARY 19TH, 2025 DOWNTOWN INVESTMENT AUTHORITY MEETING
MINUTES APPROVAL



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

Downtown Investment Authority Hybrid Meeting
MEETING MINUTES

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

Mayor’s Office: Mike Weinstein, Chief of Staff

Council Members: Council Member Raul Arias, District 11; Council Member Ronald Salem, Council Member At Large Group 2

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; Allan DeVault, Project Manager; 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 5:52 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JANUARY 31ST, 2025, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

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

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

B. CONSENT AGENDA

Board Member Fetner disclosed a voting conflict on the consent agenda item, Resolution 2025-02-09 LaVilla Sounds Event Contribution.

Board Chair Krechowski called for a motion on the Consent Agenda.



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, February 19th, 2025, 2:00 p.m.

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

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

Vote: **Aye: 7** **Nay: 0** **Abstain: 0**

MOTION PASSED UNANIMOUSLY 7-0-0

III. CEO INFORMATIONAL BRIEFING

A. DOWNTOWN PROJECT UPDATE AND CEO REPORT

With Board Chair Krechowski’s approval, CEO Boyer skipped the monthly construction update video and opted for a brief CEO Report. She mentioned that Council Member Arias has been leading several legislative efforts, including amending quorum requirements, implementing a parking resolution, addressing downtown noise ordinances, and revising the DPRP program for faster payouts. She added that Mr. Wade McArthur was replacing Mr. Berry in early March and that an experienced city employee would soon be hired for Capital Project Management. She also mentioned that the CEO Search Contract was signed and kick off meeting held.

Key Project Updates

- River’s Edge requested an extension on Central Park to May with most of the work completed except for the restrooms and the pavilion
- Jones Brothers received an extension to the end of March to begin construction
- MOSH has pending legislation
- Iguana’s office building remains on schedule for Feb. 2026
- Union Terminal Groundbreaking was set for March 6th

Board Chair Krechowski asked the Board Members to confirm their availability for an early March Workshop with Jorgenson Pace Inc. and express his desire to keep this on pace and on schedule.

ADJOURNMENT

After expressing his appreciation for everyone’s hard work, Board Chair Krechowski adjourned the DIA meeting at 5:02 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.