

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, October 15, 2025,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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:

COLIN TARBERT, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Strategic Initiatives Coordinator.  
SCOTT WILSON, DIA, Capital Projects Manager.  
ALLAN DEVAULT, DIA, Project Manager.  
BILL DELANEY, Mayor's Administration.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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member.  
BOARD MEMBER HEAVENER: Micah Heavener,  
board member.  
THE CHAIRMAN: Patrick Krechowski, board  
member.  
BOARD MEMBER FETNER: Sondra Fetner, board  
member.  
BOARD MEMBER HIRABAYASHI: John  
Hirabayashi, board member.  
BOARD MEMBER HOOPER: Cameron Hooper,  
board member.  
BOARD MEMBER CAFFEY: Jill Caffey, board  
member.  
MR. DELANEY: Bill Delaney, Mayor's  
Office.  
MR. SAWYER: John Sawyer, Office of  
General Counsel.  
MR. KELLEY: Steve Kelley, DIA staff.  
MS. HILL: Ava Hill, DIA staff.  
BOARD MEMBER WOHLERS: (Microphone  
failure.)  
THE CHAIRMAN: Do you want to try again,  
Scott?  
BOARD MEMBER WOHLERS: (Microphone  
failure.)

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P R O C E E D I N G S  
October 15, 2025 2:00 p.m.  
- - -  
THE CHAIRMAN: All right. Good afternoon,  
everybody. Thanks for being here.  
We're going to call to order the  
October 15th meeting of the Downtown Investment  
Authority. It is -- well, my computer says  
it's 11:00 a.m. That can't be right. So it's  
2 a.m. -- 2:00 p.m., sorry.  
And we will start -- if you would all rise  
and join me in the Pledge of Allegiance.  
(Recitation of the Pledge of Allegiance.)  
THE CHAIRMAN: Thank you very much.  
I appreciate everybody being here.  
We will move right into the agenda, and  
start with introductions. We'll start with  
Scott down to my left.  
MR. WILSON: Good afternoon.  
My name is Scott Wilson. I'm with DIA  
staff.  
MS. MEZINI: Ina Mezini, DIA staff.  
MR. DEVAULT: Allan DeVault, DIA staff.  
MR. PAROLA: Guy Parola, DIA staff.  
MR. TARBERT: Colin Tarbert, DIA CEO.  
BOARD MEMBER BAILEY: Carrie Bailey, board

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THE CHAIRMAN: Well, for the record,  
Mr. Wohlers is in attendance.  
We will move next to public comments.  
Ava, do we have any public comments this  
afternoon?  
MS. HILL: We do. We'll start with John  
Nooney.  
(Audience member approaches the podium.)  
MS. HILL: Please state your name and  
address for the record.  
AUDIENCE MEMBER: Do I have to hold this  
thing?  
(Microphone failure.)  
AUDIENCE MEMBER: You know -- all right.  
Well, my name is John J. Nooney.  
MS. HILL: (Off microphone.)  
MR. NOONEY: All right. Thank you.  
All right. My name is John J. Nooney.  
Jacksonville City Council, Resolution  
2023-0819. I'm in City Council District 4,  
CPAC 3, School Board District 3.  
I'm just going to start by reading this.  
Still seeking a DIA resolution recognizing  
Nooney's efforts in advancing the FIND --  
that's the Florida Inland Navigation

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<p style="text-align: right;">5</p> <p>1 District -- potential land acquisition</p> <p>2 projects -- 158833-0000, that's Boylan;</p> <p>3 134059-0000, that's Amaro; and 137044-0000,</p> <p>4 Carrico -- that would benefit all the citizens</p> <p>5 of Duval County, Jacksonville.</p> <p>6 And let me just say -- you know, I'm</p> <p>7 wearing my Scott Wilson shirt. That's right,</p> <p>8 Super Wilson. And, you know, we're making a</p> <p>9 movie. If you have a shirt, you're in the</p> <p>10 movie. I mean, we're marketing to the world.</p> <p>11 And, you know, I just went on -- you know,</p> <p>12 Shark Tank. And, you know, Mr. Wonderful is</p> <p>13 going to be getting a shirt. You know, FWC.</p> <p>14 You know, I have a spin on that. That's a play</p> <p>15 off the fish wildlife commission [sic], so --</p> <p>16 fishing with Cuban. And we have BBB. You</p> <p>17 know, bill back -- whatever. And that's going</p> <p>18 to be, you know, Barbara Corcoran, and --</p> <p>19 But anyway -- you know, let me just say</p> <p>20 another thing. I know you got -- what do you</p> <p>21 call it? Starbucks. You know, I'll be</p> <p>22 reaching out to them. Like I said, we're</p> <p>23 marketing worldwide.</p> <p>24 And, you know, I'm changing this up</p> <p>25 because you know what? I just came from the</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">7</p> <p>1 MR. NOONEY: All right. Well, send OGC to</p> <p>2 some of those boards and commissions.</p> <p>3 MS. HILL: Next we have Carnell Oliver.</p> <p>4 (Audience member approaches the podium.)</p> <p>5 MS. HILL: Please state your name and</p> <p>6 address for the record.</p> <p>7 AUDIENCE MEMBER: Yes. My name is Carnell</p> <p>8 Oliver. My address is 611 East Adams Street.</p> <p>9 That just a mailing address for me as a</p> <p>10 homeless person.</p> <p>11 For me -- I want to talk about downtown</p> <p>12 and I want to talk about economic development</p> <p>13 that is happening downtown. We're having an</p> <p>14 extensive amount of homelessness that is</p> <p>15 building up in our city. And the thing about</p> <p>16 it is that a lot of people are not taking</p> <p>17 direct action. There are NGOs, there are</p> <p>18 corporate interest groups that are not taking</p> <p>19 direct action.</p> <p>20 What I did a couple of weeks ago -- I went</p> <p>21 to the Jacksonville community development and</p> <p>22 housing [sic] meeting. I laid a foundation of</p> <p>23 what I expect and what I want. One of the</p> <p>24 things that I know, being out here on the</p> <p>25 streets, the issues are getting worse. And if</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">6</p> <p>1 Ethics Commission. Open government committee</p> <p>2 meeting. And let me just say, we have six</p> <p>3 CPACs. We also have the Council on Elder</p> <p>4 Affairs. I'm in that gang, 67. We also have</p> <p>5 the Mayor's Disability Council. You know,</p> <p>6 that's the wheelchair gang.</p> <p>7 And with open government -- at that</p> <p>8 meeting, I asked OGC, because they're there --</p> <p>9 but OGC is not at the CPACs. They're not there</p> <p>10 for the Mayor's Disability Council, and they're</p> <p>11 not there for Council on Elder Affairs.</p> <p>12 Now, I'm witnessing this stuff, and if you</p> <p>13 ask me, that's some scary stuff when you see</p> <p>14 what's going on, and there's no representation.</p> <p>15 I'm serious, it just happened.</p> <p>16 Now, all I -- you know what, I want to be</p> <p>17 one of the biggest cheerleaders, but we are</p> <p>18 going to -- we are marketing to the world right</p> <p>19 now, and we will be donating this place, you</p> <p>20 know, to the city of Jacksonville.</p> <p>21 MS. HILL: Thank you. Your time is up.</p> <p>22 MR. NOONEY: All right. Well, thank you</p> <p>23 for listening, and I'll take any questions.</p> <p>24 THE CHAIRMAN: Thank you for your time,</p> <p>25 Mr. Nooney.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">8</p> <p>1 they're getting worse, that means that we're</p> <p>2 not doing our jobs on a local level.</p> <p>3 So what I'm calling for, coming from</p> <p>4 Jacksonville local real estate association --</p> <p>5 the developers in this community, the NGOs that</p> <p>6 took advantage of the COVID-19 funding --</p> <p>7 somebody's going to fall on their sword because</p> <p>8 you cannot only purchase a bus ticket to get</p> <p>9 rid of the problems that were created over four</p> <p>10 years on -- by -- real leadership is not about</p> <p>11 party affiliation. It represents the interests</p> <p>12 of a citizen legislative body of government.</p> <p>13 What I did on my social media platform, I</p> <p>14 took -- the mayor's office asked the task --</p> <p>15 because you made a point about you was going to</p> <p>16 be change for good. You ain't showed me a damn</p> <p>17 thing. You're playing to the status quo.</p> <p>18 You're playing to the lack of interest of the</p> <p>19 people, for the people.</p> <p>20 Everybody that serves on a board, City</p> <p>21 Council, the state legislature -- Congress</p> <p>22 represents the people. And if you're not going</p> <p>23 to put the people first, then I have a problem.</p> <p>24 Here's my solution: On a local level, we</p> <p>25 create a property tax specific for Jacksonville</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 Housing Authority. This is nonnegotiable  
2 because you cannot run from these problems.  
3 We're going to have to face them at a local  
4 level. That way we can send the message to the  
5 State, we're taking ownership for our own  
6 decisions, then the State will step up, then  
7 the federal level will step up.

8 Right now people have gotten hurt. I'm  
9 seeing women and children on the streets  
10 because people --

11 MS. HILL: Thank you. Your time is up.

12 MR. OLIVER: -- (inaudible) the system.  
13 Enough is enough.

14 THE CHAIRMAN: Thank you, Mr. Oliver.

15 MS. HILL: That is it.

16 THE CHAIRMAN: All right. No more public  
17 comment. We will move on to the Community  
18 Redevelopment Agency portion of our meeting.

19 Do any board members have any Form 8B  
20 voting conflict disclosures?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: All right. Seeing none,  
23 we'll move on to Item 3B, the September 17th,  
24 2025, Community Redevelopment Agency meeting  
25 minutes.

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1 THE CHAIRMAN: Seeing none and with a  
2 motion and a second, we will go around for  
3 votes.

4 Ms. Bailey, how do you vote?

5 BOARD MEMBER BAILEY: In favor.

6 THE CHAIRMAN: Mr. Heavener.

7 BOARD MEMBER HEAVENER: In favor.

8 THE CHAIRMAN: Mr. Wohlers.

9 BOARD MEMBER WOHLERS: In favor.

10 THE CHAIRMAN: Ms. Fetner.

11 BOARD MEMBER FETNER: In favor.

12 THE CHAIRMAN: Mr. Hirabayashi.

13 BOARD MEMBER HIRABAYASHI: In favor.

14 THE CHAIRMAN: Mr. Hooper.

15 BOARD MEMBER HOOPER: In favor.

16 THE CHAIRMAN: And I, too, am in favor, so  
17 the consent agenda passes unanimously, and I  
18 thank the committees for their work and the  
19 staff for their work on those matters.

20 I'm sorry. Ms. Caffey, I apologize.

21 BOARD MEMBER CAFFEY: Also in favor.

22 THE CHAIRMAN: My apologies.

23 All right. The consent agenda is now  
24 unanimously approved. Thank you.

25 And Item 3D, we're still deferring,

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1 I'll entertain a motion.

2 BOARD MEMBER HEAVENER: Move to approve.

3 BOARD MEMBER WOHLERS: Second.

4 THE CHAIRMAN: Any comments, corrections  
5 on the meeting minutes?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, we'll take a  
8 group vote.

9 All those in favor, signify by saying aye.

10 BOARD MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: And the September 17th,  
14 2025, Community Redevelopment Agency meeting  
15 minutes are unanimously approved.

16 We'll move on now to Item 3C, which is the  
17 consent agenda.

18 I will entertain a motion.

19 BOARD MEMBER FETNER: Move to approve.

20 BOARD MEMBER HEAVENER: Second.

21 THE CHAIRMAN: I have a motion and a  
22 second. Do any board members see any reasons  
23 to pull an item from the consent agenda or have  
24 a discussion?

25 BOARD MEMBERS: (No response.)

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1 correct?

2 MR. TARBERT: (Nods head.)

3 THE CHAIRMAN: All right. So that  
4 concludes the Community Redevelopment Agency  
5 portion of the meeting.

6 (The proceedings were concluded at  
7 2:13 p.m.)

8 - - -

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
COUNTY OF DUVAL )

I, Diane M. Tropia, Florida Professional  
Reporter, certify that I was authorized to and did  
stenographically report the foregoing proceedings and  
that the transcript is a true and complete record of my  
stenographic notes.

DATED this 25th day of October 2025.

\_\_\_\_\_  
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CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, October 15, 2025,  
commencing at 2:13 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura 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:

COLIN TARBERT, 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.  
SCOTT WILSON, DIA, Capital Projects Manager.  
ALLAN DEVAULT, DIA, Project Manager.  
BILL DELANEY, Mayor's Administration.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

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BOARD MEMBER HEAVENER: Second.  
THE CHAIRMAN: Any questions, any reason  
to pull an item?  
BOARD MEMBERS: (No response.)  
THE CHAIRMAN: Seeing none, Ms. Bailey,  
how do you vote?  
BOARD MEMBER BAILEY: In favor.  
THE CHAIRMAN: Mr. Heavener.  
BOARD MEMBER HEAVENER: In favor.  
THE CHAIRMAN: Mr. Wohlers.  
BOARD MEMBER WOHLERS: In favor.  
THE CHAIRMAN: Ms. Fetner.  
BOARD MEMBER FETNER: In favor.  
THE CHAIRMAN: Mr. Hirabayashi.  
BOARD MEMBER HIRABAYASHI: In favor.  
THE CHAIRMAN: Mr. Hooper.  
BOARD MEMBER HOOPER: In favor.  
THE CHAIRMAN: Ms. Caffey.  
BOARD MEMBER CAFFEY: In favor.  
THE CHAIRMAN: And I, too, am in favor, so  
the Downtown Investment Authority consent  
agenda passes unanimously.  
And now on to Item 4C, Resolution  
2025-10-10, RiversEdge parks contribution. Who  
am I handing this off to?

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P R O C E E D I N G S  
October 15, 2025 2:13 p.m.  
- - -  
THE CHAIRMAN: Now we'll move on to the  
Downtown Investment Authority portion of the  
meeting.  
Item 4A, the September 17th, 2025,  
Downtown Investment Authority meeting minutes.  
I'll entertain a motion.  
BOARD MEMBER WOHLERS: Move to approve.  
BOARD MEMBER BAILEY: Second.  
THE CHAIRMAN: Any corrections, edits,  
questions on the meeting minutes?  
BOARD MEMBERS: (No response.)  
THE CHAIRMAN: Seeing none, all those in  
favor, signify by saying aye.  
BOARD MEMBERS: Aye.  
THE CHAIRMAN: Any opposed?  
BOARD MEMBERS: (No response.)  
THE CHAIRMAN: The September 17th, 2025,  
Downtown Investment Authority meeting minutes  
are unanimously approved.  
Moving on to Item 4B, the consent agenda.  
I will entertain a motion.  
BOARD MEMBER HIRABAYASHI: Move to  
approve.

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MR. PAROLA: (Indicating.)  
THE CHAIRMAN: Mr. Parola, take it away,  
sir.  
MR. PAROLA: Thank you. Thank you,  
Mr. Chairman.  
And to the board, I'll just speak sort of  
casually about this instead of reading the  
title off --  
(Microphone failure.)  
MR. PAROLA: I'll speak rather casually to  
this since there's some history behind it.  
Essentially, what the resolution would do  
is between December 1st and March 31st of 2026,  
about 23,000, maybe -- \$24,000 a month, we  
would put towards funding the Community  
Development District for the RiversEdge for  
them to procure lawn maintenance and enhanced  
maintenance services for our four parks, our  
Riverwalk, and our boardwalk, and to provide  
certain security throughout -- throughout the  
day for our parks and our boardwalk.  
This is sort of just a gap filler. This  
is to bridge between now and when River -- or  
Jax River [sic] Alliance takes over, or becomes  
an organization, and they take on the

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1 responsibility for maintenance, programming,  
2 and security for all of the parks and our  
3 waterfront, and this would be part of it.  
4 The reason we're here today to seek from  
5 the funding -- if you go back a number of years  
6 ago, when RiversEdge was first contemplated and  
7 we first started getting into our interlocal  
8 and redevelopment agreements, we thought in  
9 2025, 2026 we'd be much further along  
10 development-wise. And we didn't anticipate  
11 COVID and the -- these things happen.  
12 So you go to RiversEdge now, you see  
13 townhomes, you see development pads, right for  
14 development, and you see our park is almost  
15 completed. So our park's completion is running  
16 ahead of the anticipated funding mechanism of  
17 the CDD and the REV Grant and everything else  
18 that came and just haven't happened yet.  
19 We have \$23 million in the ground, give or  
20 plus [sic] -- plus or minus, and it needs to be  
21 taken care of. There is no other funding  
22 sources for this '25, '26. Fortunately, about  
23 three years ago, this board started putting  
24 away about \$250,000 a year into the Downtown  
25 Economic Development Fund for park maintenance

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1 of time? Could you just elaborate a little bit  
2 on the contribution aspect?  
3 MR. PAROLA: Through the Chair, great  
4 question.  
5 We're calling it a "contribution"  
6 because -- we're able to pay the CDD because we  
7 have an Interlocal Agreement with them, but we  
8 are not contracting directly with Liberty  
9 Landscaping or the security company. So this  
10 is just how we're -- we're couching it since  
11 we're not actually entering into separate  
12 maintenance agreements and security agreements  
13 with the end provider.  
14 THE CHAIRMAN: So the agency is not taking  
15 on a management function regarding this work?  
16 MR. PAROLA: Through the Chair, perfect,  
17 yes, true.  
18 THE CHAIRMAN: Any other questions?  
19 Mr. Hooper.  
20 BOARD MEMBER HOOPER: Yeah, just one on --  
21 this is related to -- I guess maybe a few board  
22 meetings ago we had the developer come and ask  
23 for an extension, I think, on these parcels.  
24 And staff, I mean, just -- can you share  
25 with me or elaborate, like, the skin in the

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1 and enhanced maintenance and some other things  
2 we could do in our parks, so we're -- we're  
3 going to that savings account as -- as a way to  
4 kind of fund this until the Jax River [sic]  
5 Alliance gets going. The Jax River Alliance is  
6 scheduled to be up and running in April. Let's  
7 say by some chance it's not April, then this  
8 resolution would allow you to fund month to  
9 month until October 1st of '26/'27. That  
10 begins a new fiscal year.  
11 If at that time the Jax River Alliance  
12 isn't up and running, then the Parks  
13 Department -- and I see Ms. Enz in there --  
14 would -- would need to bury this expense inside  
15 of their budget ask.  
16 I'm more than happy to answer any  
17 questions, and that's where we're at.  
18 THE CHAIRMAN: Thank you, Mr. Parola.  
19 Any questions from board members?  
20 BOARD MEMBERS: (No response.)  
21 THE CHAIRMAN: Guy, I just have one -- we  
22 call this a contribution, so I'm taking that to  
23 mean DIA is not funding the entirety, so  
24 where's the rest coming -- or is it a  
25 contribution because it's for a limited period

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1 game from their standpoint with us giving  
2 extensions and -- and all this?  
3 And then we're coming out of pocket to  
4 help with that, like, what -- what's sort of  
5 the method to this sharing going forward to  
6 make sure that this just isn't some just open  
7 piggy bank? Because it is bringing value to  
8 the -- to the owner.  
9 MR. PAROLA: Through the Chair, that's a  
10 great question. We're not taking an ongoing  
11 liability. Earlier today, I had a conversation  
12 with Ms. Fetner and we had a very similar  
13 conversation. This agency is not built for  
14 parks maintenance. We just happen to have  
15 these funds available because there was some  
16 foresight thinking, what if; what if these  
17 things didn't come on line.  
18 So the parks are to the benefit of  
19 everybody. Yes, being located next to them  
20 adds value to the parcels. I guess if I was  
21 looking for reciprocity of -- of skin in the  
22 game, it's that those parcels are probably  
23 going to probably create more ad valorem taxes  
24 than, say, you know, something off, you know,  
25 Chelsea Street in Brooklyn.

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1 So that's, I think, the -- the  
2 reciprocity. And that's how, moving forward --  
3 if the Jax Riverfront Alliance is funded  
4 through the General Fund, then that's -- that's  
5 sort of where they would have skin in the game.

6 THE CHAIRMAN: John.

7 BOARD MEMBER HIRABAYASHI: Yeah, through  
8 the Chair to Mr. Parola, we have other parks  
9 coming on line. I know my -- Riverplace Plaza  
10 [sic] and -- I mean, what -- what's the funding  
11 mechanism for those -- those parks that will be  
12 coming on line for up- -- maintenance upkeep?

13 MR. PAROLA: Through the Chair, great  
14 question.

15 If you look at the FY '25/'26 budget that  
16 was just adopted by City Council, I believe  
17 there was -- first round of seating was  
18 2.9 million. I'm looking to Ms. Fetner who  
19 knows infinitely more about this and maybe can  
20 augment where -- where I lack.

21 This organization will have fund-raising  
22 capacity, programming capacity, so I think it's  
23 a joint -- both the City -- through the General  
24 Fund or through some other mechanism. Maybe  
25 the Parks Department can talk about if they

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1 BOARD MEMBER WOHLERS: Thank you.

2 THE CHAIRMAN: Anybody else?

3 BOARD MEMBER HOOPER: I think I'll just  
4 add one more comment on -- I mean, I think that  
5 this area is very important for just general  
6 downtown and for Jacksonville. So, I mean,  
7 whatever we can do to -- to make sure that we,  
8 you know, speed up this process, help -- I  
9 mean, as the kind of development swing gets  
10 into more positive territory, I mean, this is  
11 that sort of big piece that we can tip over  
12 fully and complete a side of downtown.

13 So I'm really supportive in making sure  
14 that we get this -- get this finished and done,  
15 so -- it's a key piece in downtown.

16 THE CHAIRMAN: Thank you for that, and  
17 appreciate all the questions.

18 Any others?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: If not, I will entertain a  
21 motion on Resolution 2025-10-10.

22 BOARD MEMBER HEAVENER: Move to approve.

23 BOARD MEMBER WOHLERS: Second.

24 THE CHAIRMAN: We have a motion and a  
25 second.

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1 plan on setting up a trust fund or if there's  
2 already a parks fund that they can go to. So  
3 it's a combination of that, and then their  
4 fund-raising and programming ability, and  
5 ability to generate revenue that way.

6 BOARD MEMBER HIRABAYASHI: Okay.

7 THE CHAIRMAN: Anybody else?

8 Scott.

9 BOARD MEMBER WOHLERS: Through the Chair  
10 to Mr. Parola, this would basically -- if we  
11 carried it out all the way through September,  
12 would deplete that whole line item of that  
13 budget; is that correct, the 250-?

14 MR. PAROLA: Through the Chair, no, sir.

15 There is -- there's enough money to make  
16 it past that. What we want to be careful of is  
17 that we -- we know that we have parks there.  
18 And throughout the course -- maybe they need  
19 one-off purchases. So moving forward, once --  
20 once this is settled and we're not funding this  
21 anymore, whether it's March 31st or  
22 September 30th, then there would be discrete  
23 purchases. We're not -- it's -- there's not a  
24 ton of money in there but, no, we are not  
25 depleting it down to zero.

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1 Any last questions?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Seeing none, Ms. Bailey,  
4 how do you vote?

5 BOARD MEMBER BAILEY: In favor.

6 THE CHAIRMAN: Mr. Heavener.

7 BOARD MEMBER HEAVENER: In favor.

8 THE CHAIRMAN: Mr. Wohlers.

9 BOARD MEMBER WOHLERS: In favor.

10 THE CHAIRMAN: Ms. Fetner.

11 BOARD MEMBER FETNER: In favor.

12 THE CHAIRMAN: Mr. Hirabayashi.

13 BOARD MEMBER HIRABAYASHI: In favor.

14 THE CHAIRMAN: Mr. Hooper.

15 BOARD MEMBER HOOPER: In favor.

16 THE CHAIRMAN: Ms. Caffey.

17 BOARD MEMBER CAFFEY: In favor.

18 THE CHAIRMAN: And I, too, am in favor, so  
19 Resolution 2025-10-10, RiversEdge parks  
20 contribution passes unanimously.

21 Thank you very much.

22 Thanks for the explanation and the work on  
23 that, Mr. Parola.

24 Next item on the agenda is Old Business.

25 I see nothing there.

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1 The one following is New Business, and I  
2 have a handwritten note to allow Mr. Kelley a  
3 few moments.  
4 Steve.  
5 MR. KELLEY: Thank you, Mr. Chair. I  
6 greatly appreciate it.  
7 I'd like to take a quick moment and offer  
8 my personal thanks to the members of this board  
9 for the service that you provide and to let you  
10 know directly and personally that I have given  
11 my formal notice of retirement to our CEO. He  
12 has graciously accepted that, and -- and so  
13 it --  
14 It was important to me to let you know,  
15 each of you personally, that as of January 2nd  
16 I'll be joining Mr. Nooney and Mr. Oliver on  
17 the other side of the table, at the podium, and  
18 this audience as well. So -- in any case, I  
19 just wanted to thank you for what you do, and  
20 let you know also we have a robust pipeline of  
21 activity.  
22 You're under great leadership with CEO  
23 Tarbert and the staff, who are -- I'm not sure  
24 that I can appreciate them more as staff or  
25 friends, but they are equally my family, and

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1 MR. TARBERT: Good afternoon.  
2 After that low point in the meeting,  
3 hopefully I can bring some positivity to it.  
4 I think it was begrudgingly accepted, not  
5 graciously, but -- but yeah, looking forward to  
6 celebrating Steve's long and successful career,  
7 so ...  
8 A lot going on. I think -- I'll touch  
9 on -- I did send out a -- to the board, kind of  
10 a 60-day update, so I thought I'd just touch on  
11 some of that publicly, and then I'd touch on a  
12 few additional things to be on the lookout for.  
13 But I'm continuing my tour of meeting with  
14 folks. So I'm probably past 50 meetings or so,  
15 kind of trying to do one-on-ones and learn as  
16 much as I can. There's a lot of projects going  
17 on.  
18 I'm really excited about -- thank you for  
19 the approval of RiversEdge. That's going to be  
20 really exciting to open up that stretch of  
21 riverfront and Riverwalk. It's a pretty  
22 significant portion, especially on the  
23 Southbank. So excited for that.  
24 Riverfront Plaza, Phase I, which you  
25 all -- long history in support of -- will be

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1 it's going to be difficult parting and stepping  
2 away from this, but after 51 years in the  
3 workforce, I'm done.  
4 Thank you very much.  
5 THE CHAIRMAN: Thank you, Steve.  
6 And I'm sure we'll have more time in the  
7 future to offer proper thanks, but I know  
8 everyone at this table, at this dais and in the  
9 audience appreciate what you do and what you've  
10 brought to the agency and to the City  
11 generally.  
12 I've known Steve for quite sometime, well  
13 before DIA, and greatly appreciate, you know,  
14 the work you've provided to our city. Greatly  
15 appreciate your friendship. We've got a few  
16 months to squeeze a little juice out of you  
17 yet, and I know you won't go far, and I'm sure  
18 Colin and the group, along with some of us,  
19 will make sure you're more appropriately and  
20 formally recognized, but, you know, thank you  
21 very much for all you've done.  
22 MR. KELLEY: Thank you, sir.  
23 THE CHAIRMAN: I think you're up, Colin.  
24 I see chairman -- or CEO formal --  
25 informational briefing here.

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1 opening, hopefully, later next month, in fact.  
2 So look out for some official news on that.  
3 And the Shipyards West Park, we've --  
4 we've begun work. There's work being done by  
5 the Parks Department. And we've engaged now a  
6 consultant to begin looking at the CRA parcel,  
7 make sure that that's done in conjunction with  
8 Shipyards West, and also trying to figure out  
9 what activities we could put there that are  
10 both positive for the park, but also, as you've  
11 started to talk about, the maintenance of these  
12 parks even potentially generating some -- some  
13 revenue there that is in line with the park  
14 activity, but also could bring much needed  
15 resources to these parks.  
16 I think Scott is going to go through, you  
17 know, a lot of the construction updates, so I  
18 won't talk too much about those, but a little  
19 bit of a preview of what's to come.  
20 Also wanted to mention that the Special  
21 Committee on the Future of Downtown is  
22 reconvening, so that will be -- the first  
23 meeting in this new cycle will be October 27th.  
24 That's a Monday, at 10:00 a.m. So looking at  
25 the -- kind of the charge of that committee. I

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1 think one of the topics that we talked a little  
2 bit about today on the last item was around the  
3 public space and the different stakeholders and  
4 agencies that are involved in these parks and  
5 other public spaces and who's doing what, and  
6 so I think that will be part of the initial  
7 conversation.

8 The other charges of the committee is the  
9 CRA development strategy as well as our process  
10 review. And so we internally have been looking  
11 at, you know, various potential requests that  
12 we're going to receive for both disposition and  
13 incentives. And so as we go into that  
14 committee, I think we, at the staff level, are  
15 going to hopefully put together some  
16 recommendations of what we think should be the  
17 next priorities for disposition in -- within  
18 the CRA and within the city.

19 And then the last one is the incentive  
20 program and impact as well as policies. And so  
21 that's -- in my mind, that's a little bit --  
22 the most -- that is the kind of most  
23 complicated one, as we try to figure out what's  
24 working, what might not be working, where the  
25 market is headed. Especially as new projects

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1 I think in terms of my updates, other than  
2 the main ones that I wanted to put on the  
3 board's radar -- I will also be meeting with  
4 Mr. Heavener on the mission, the value, and  
5 some vision work that we've been doing  
6 internally. I think it's important to share  
7 that with the board. So we're going to start  
8 with the Strategic Implementation Committee and  
9 then figure out the process from there forward,  
10 but that will also be coming to the board.

11 We've done some internal work, workshops  
12 to try to really kind of hone in on what we  
13 want to focus on. And that, I think, also will  
14 be helpful as we have the public conversation  
15 around the special committee and kind of where  
16 DIA feels like we should head.

17 So that was a lot of updates and  
18 background, but happy to answer any questions.

19 THE CHAIRMAN: If I could be so bold as to  
20 ask Ava to make sure the special committee  
21 meeting is -- and invite are a calendar hold  
22 just so people know -- if they're available,  
23 they know when to come and where to go.

24 MS. HILL: I'll do that.

25 THE CHAIRMAN: Thank you very much.

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1 come on line, that's going to be pretty  
2 telling.

3 And so in that vein -- this is actually a  
4 conversation we had before Steve announced his  
5 retirement, but the idea of bringing on a  
6 financial consultant is something that  
7 hopefully we'll do, so we've drafted an RFP.  
8 We'll, obviously, be bringing that to the  
9 board. But to look at, from a third-party  
10 perspective, not necessarily the -- maybe  
11 potentially the underwriting of each specific  
12 project, and that's the work that Steve and  
13 team have been doing, so we want to have  
14 essentially a backup plan to fill that void  
15 should we need it, but then also just kind of  
16 an overview of the policy that -- that we're  
17 working on and kind of where the market is  
18 headed and the discussion around completion  
19 grants at the Council level, just trying to get  
20 our heads around all of that and be as prepared  
21 as possible for -- whether it's a special  
22 committee or a project by project.

23 So we're in the process of drafting that  
24 and will certainly share that with the board  
25 sooner than later.

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1 Any questions for Mr. Tarbert?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: All right.

4 BOARD MEMBER HOOPER: I'd like to just  
5 make one comment.

6 Being in the development world here and  
7 knowing a lot of people, I do just want to  
8 relay -- so many unsolicited, just compliments  
9 for Mr. Tarbert. It's really impressive and I  
10 think it's really neat from this board and  
11 going through the process.

12 But just in your short time here, how many  
13 people have just said so many great -- just  
14 complementary things about your work and what  
15 you're doing, so keep it up.

16 THE CHAIRMAN: Anything further?

17 Are you going to pass it on -- Mr. Wilson,  
18 I think you're up for some construction  
19 updates, please.

20 MR. WILSON: Thank you very much.

21 We will start with McCoys Creek. It's an  
22 exciting project. It -- they removed the sheet  
23 piles to connect the new channel, I guess a  
24 week or two ago, and they're beginning  
25 demolition of the old channels now.

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1 We move on to The Hub. The Hub is a  
2 project that's moving along pretty quickly as  
3 well. They're now working on insulation and  
4 drywall is underway. They're waterproofing and  
5 installing stucco, and they're also building --  
6 beginning to build out storefronts, as you can  
7 see in the picture on the -- on the slide.

8 Johnson Commons. Johnson Commons, Unit 57  
9 is now under contract. Building 12, final  
10 inspections are being completed. Building 13,  
11 final surveys, awnings, rails, pavers. And  
12 then Building 17, they've staked it out and  
13 they've begun to do work with the -- dirt work  
14 there.

15 Pearl Square, N11, window installation has  
16 been progressing well. All residential windows  
17 have been installed to date except for those  
18 that hoist along the trash chute area. The  
19 exterior facade mock-ups have been completed,  
20 as you can see in the picture.

21 Pearl Square, N4, a storm trap vault has  
22 been installed on site and waterproofed,  
23 foundations, columns; and sheer walls on the  
24 southern portion of the site have been framed,  
25 poured, and stripped.

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1 game, and so they've removed the two stadium  
2 escalators; 2 and 3 have been removed, and the  
3 sky bridge to the west upper deck.

4 In early October, the staircase, as I  
5 mentioned, opened at the Southwest Plaza at  
6 Gate 1. This is the first of four grand  
7 staircases on the corners of the stadium of the  
8 future.

9 To date, construction has focused on  
10 creating the foundation for the stadium's  
11 canopy roof and concourse expansion, relocating  
12 underground utilities, and removal of some  
13 light towers.

14 Our final project we want to share with  
15 you today is RISE Doro. We received this this  
16 morning. The common areas and management space  
17 should be open in November of 2025. Phase I  
18 units should be available in February 2026.  
19 The remainder of the project should be placed  
20 into service by late June, early July 2026.

21 They also noted that they have received  
22 interest from restaurant groups for their  
23 ground floor and rooftop space. So, hopefully,  
24 those retail spaces will be filled when they  
25 open.

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1 Riverfront Plaza. We're looking forward  
2 to this opening next month. They're just  
3 finalizing some of the work they're doing with  
4 landscape and hardscape installation, storm  
5 drainage, electrical installation. As you can  
6 see, the cafe storefront window is -- windows  
7 are being installed. The splash pad is still  
8 in the works of being installed. So that  
9 project should open in the next 30 days, it  
10 looks like.

11 Four Seasons hotel and offices. We'll  
12 start with the hotel residences. Exterior  
13 glazing installation started on levels 2 and 3.  
14 Parking level stairs and elevator steel  
15 installation started in mid September. Level 1  
16 to 7, above the ceiling, mechanic, plumbing,  
17 and electrical rough-in has begun.

18 We'll move now to the office building.

19 Stucco ceiling installation on level 1 to  
20 level 6 started early September. Base building  
21 interior and tenant interior buildout  
22 progressing on levels 1 through 6.

23 We've added a stadium slide.

24 As many of you know, the -- the grand  
25 staircase opened prior to the Monday night

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1 And with that, I think that's all I have.  
2 I thank you very much.

3 THE CHAIRMAN: Thank you, Mr. Wilson.

4 Any questions on these projects?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: All right.

7 Anything else, Mr. Tarbert?

8 MR. TARBERT: (Shakes head.)

9 THE CHAIRMAN: All right. If there aren't  
10 any questions for Mr. Tarbert or staff -- I  
11 don't have anything on the Chairman's Report  
12 other than the special committee meeting, which  
13 we now know is October 27th. If you're able,  
14 please attend and get reengaged in that  
15 discussion.

16 I don't have anything else. Is there  
17 anything else from a board member for the good  
18 of the order?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Seeing none, meeting  
21 adjourned.

22 Thanks for being here.

23 (The proceedings were concluded at  
24 2:34 p.m.)

- - -

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6

7 I, Diane M. Tropia, 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.

12

13

14

15 DATED this 25th day of October 2025.

16

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