



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, June 18th, 2025, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Sondra Fetner, Esq.; Scott Wohlers; John Hirabayashi; Cameron Hooper; Jill Caffey; Carrie Bailey; and Trevor Lee

Mayor's Office: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Joseph Inderhees, Esq.

I. CALL TO ORDER

Board Member Sondra Fetner, serving in the absence of Board Chair Krechowski, called the meeting to order at 2:00 p.m. and invited attendees to join in reciting the Pledge of Allegiance, followed by introductions.

II. PUBLIC COMMENTS

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

John Nooney 8356 Bascom Road DIA Resolution recognizing Mr. Nooney's efforts

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Hooper declared a voting conflict for Resolution 2025-06-01 Duval 212 Affordable Housing Support Loan.

B. MAY 21, 2025, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Member Fetner called for a motion on the meeting minutes as presented.

Motion: Board Member Caffey motioned to approve the meeting minutes.
Seconded: Board Member Bailey seconded the motion.



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Member Fetner 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 Member Fetner called for a motion on the consent agenda, which included Resolutions 2025-06-04 Apex Modification, 2025-06-07 Revised Proposed Northbank FY 25 26 Budget, 2025-06-08 Revised Proposed Southside FY 25 26 Budget, 2025-06-10 Besa Bakery, and 2025-06-11 Duval 212 Access Agreement.

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

Board Member Fetner called for a vote on the consent agenda.

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

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2025-06-14 RIVERSEDGE EXTENSION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") GRANTING CERTAIN EXTENSIONS TO THE COMPLETION DEADLINES AS IDENTIFIED IN THE PERFORMANCE SCHEDULE CONTAINED WITHIN THE AMENDED AND REST ATE REDEVELOPMENT AGREEMENT BETWEEN THE CITY, DIA, AND ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC ("ELEMENTS") AS IDENTIFIED IN SECTION 2 AND EXHIBIT 'A'; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola, DIA Director of Operations, explained that the resolution extended portions of the River's Edge project infrastructure and park improvements being constructed on behalf of the CRA. He referenced page 2, section 2 of the resolution, which outlines the specific components receiving a three-month extension from their last approved deadline. He praised the project's progress, highlighting the quality of the concrete work, parks, and boardwalk, while acknowledging that delays can occur despite best intentions. He emphasized that the extension was meant to support successful project completion, not to penalize anyone, and noted that Mr. Bill Schilling, representing the developer, was present to provide an update on progress and anticipated completion dates.

Mr. Bill Schilling of Kimley-Horn, speaking on behalf of the Community Development District and Preston Hollow Community Capital, thanked staff for their support and noted that representatives from Preston Hollow were available via Zoom for questions. He explained that the requested extension applies specifically to Central Park improvements, including a 50-foot



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sculpture called “The Pearl” and a pavilion. While three of the four parks are nearly complete, additional time was needed to finish Central Park. He thanked the Board for its consideration.

Board Member Fetner called for a motion on the resolution.

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

Member Fetner opened the floor for discussion.

Board Member Hirabayashi requested background on the prior six-month good cause extension and how it related to the current extension request.

Mr. Shilling responded that the DIA CEO previously granted up to six months of good cause extensions to accommodate the expanded scope of Central Park, which included redesign work by the sculpture artist. Additional time is now requested to complete that work.

Board Member Hooper asked if the extension would be enough time.

Mr. Shilling responded that substantial completion of Central Park is expected around September 1, allowing for a partial opening. However, additional extensions will likely be needed for other project components, and a future request to the Board is anticipated.

Seeing no further discussion, Member Fetner called for a vote on the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

IV. ADJOURNMENT

Seeing no further discussion, Board Member Fetner adjourned the CRA meeting at 2:16 PM.

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



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Mayor's Office: None

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; John Crescimbeni, Contract and Regulatory Compliance Manager; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Joseph Inderhees, Esq.

I. CALL TO ORDER

Board Member Sondra Fetner, serving in the absence of Board Chair Krechowski, called the meeting to order at 2:16 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. MAY 21ST, 2025, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Member Fetner called for a motion to approve the meeting minutes as presented.

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

Seeing no discussion, Board Member Fetner called for a vote.

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

MOTION PASSED UNANIMOUSLY 7-0-0

B. CONSENT AGENDA

Board Member Fetner called for a motion on the consent agenda, which included Resolution 2025-06-01 Duval 212 Affordable Housing Support Loan.

Motion: Board Member Caffey motioned to approve the meeting minutes.



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Seconded: Board Member Bailey seconded the motion.

Board Member Fetner called for a vote.

Vote: **Aye: 6** **Nay: 0** **Abstain: 1 (Cameron Hooper)**

MOTION PASSED 6-0-1

C. RESOLUTION 2025-06-09 FORD ON BAY FENCING

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") IN ITS CAPACITIES AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK, AND SOUTHSIDE, COMMUNITY REDEVELOPMENT AREAS ("CRA") AND THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO SECURE WITH FENCING THAT PROPERTY COMMONLY REFERRED TO AS "THE FORD ON BAY"; AUTHORIZING THE EXPENDITURE OF UP TO \$35,000 FROM THE DOWNTOWN ECONOMIC DEVELOPMENT FUND, CAPITAL IMPROVEMENTS OTHER THAN BUILDINGS ACCOUNT; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Mr. Guy Parola, Director of Operations, explained that the intent had been to establish access control for the site. However, there were concerns about using a four-foot fence, which was no longer pursued. Alternative methods of site control were being explored that did not involve fencing. As a result, the appropriation was deemed unnecessary, and its withdrawal was requested.

Board Member Fetner called for a motion on the resolution.

Motion: Board Member Hooper motioned to withdraw the resolution.
Seconded: Board Member Caffey seconded the motion.

Seeing no discussion, Board Member Fetner called for a vote.

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

MOTION PASSED UNANIMOUSLY 7-0-0

III. NEW BUSINESS

A. RESOLUTION 2025-06-12 NEW CEO CONTRACT

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE DIA AND COLIN TARBERT FOR THE POSITION OF CHIEF EXECUTIVE OFFICER ("CEO"), THE TERMS AND CONDITIONS OF WHICH ARE



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CONTAINED IN EXHIBIT 'A'; AUTHORIZING THE DIA GOVERNING BOARD CHAIR TO EXECUTE SAID EMPLOYMENT AGREEMENT; AUTHORIZING TECHNICAL AND CLARIFYING AMENDMENTS TO THE AGREEMENT AS MAY BE RECOMMENDED OR REQUIRED BY THE OFFICE OF GENERAL COUNSEL OR EMPLOYEE SERVICES, PROVIDING THAT SUCH AMENDMENTS MAINTAIN THE AGREEMENT IN SUBSTANTIALLY SIMILAR FORM TO THE ATTACHED; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola explained that after the Board approved Mr. Colin Tarbert as CEO, the Chair immediately initiated the contract process. Although employed through a DIA contract, the CEO remained a City of Jacksonville employee. Key provisions included a \$297,000 salary—approved by the NBRC that morning—notice requirements for resignation or termination, and a performance evaluation process. The agreement, drafted by the Office of General Counsel through Mr. Sawyer, awaited Board adoption.

Board Member Fetner called for a motion on the resolution.

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

Board Member Fetner opened the floor for discussion.

Member Hirabayashi asked if there was anything specifically tied to the three-year term of the contract, given that it also includes a 90-day termination clause.

Mr. Parola explained that the three-year term required a supermajority for termination, with a 90-day notice to avoid sudden vacancy. As a city employee, the CEO would receive no severance or special terms.

Board Member Fetner called for a vote on the resolution.

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

MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2025-06-13 APPOINTMENT OF INTERIM CEO

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING ITS CURRENT DIRECTOR OF OPERATIONS TO FUNCTION AS AN INTERIM CHIEF EXECUTIVE OFFICER ("CEO") DURING THAT TIME BETWEEN THE CURRENT CEO'S RETIREMENT DATE AND THE START DATE OF ITS NEW CEO; INSTRUCTING THE DIRECTOR OF OPERATIONS TO PERFORM THOSE CEO DUTIES AS MAY BE REQUIRED TO FURTHER PRIOR DIRECTIVES BY THE CEO, CONTINUE EXISTING PROJECT, PROGRAM OR LEGISLATIVE IMPLEMENTATION, AND PERFORM ADMINISTRATIVE DUTIES AND FUNCTIONS; PROVIDING FOR AN EFFECTIVE DATE.



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CEO Lori Boyer explained that although Mr. Parola drafted the resolution, it was based on a discussion with the Board Chair and may not have been appropriate for him to present. He had sent a one-way communication to the Board explaining that, as Director of Operations, he brought valuable experience from both Mr. Wallace's tenure and the current administration. His expanded role gave him broad insight into budgets, redevelopment, and capital projects, making him well-suited to serve as interim. With Mr. Tarbert set to begin in early August, the interim role would last just over a month.

Board Member Fetner called for a motion on the resolution.

Motion: Board Member Lee motioned to approve the resolution.
Seconded: Board Member Bailey seconded the motion.

Seeing no discussion, Board Member Fetner called for a vote on the resolution.

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

MOTION PASSED UNANIMOUSLY 7-0-0

C. 2025 ETHICS TRAINING REQUIREMENTS DISCUSSION

Mr. John Crescimbeni, Contract and Regulatory Compliance Manager, explained that the Florida Legislature began requiring special district board members to complete four hours of ethics training, typically offered alongside City Council's sessions. This year's training conflicted with the CEO candidate interviews, so the Ethics Office proposed two alternatives: rescheduling a session for DIA Board Members or allowing them to watch the recorded Council session and complete a short assessment to receive certification. The Board Members chose to watch the recorded Council session.

D. RESOLUTION 2025-06-16 LORI BOYER

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY COMMENDING AND RECOGNIZING THE CONTRIBUTIONS OF LORI BOYER TO THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AND FOR HER DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND REDEVELOPMENT OF DOWNTOWN JACKSONVILLE AS THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER.

Member Fetner read the resolution aloud, recognizing and commending CEO Lori Boyer for her exceptional leadership and long-standing commitment to the revitalization of Downtown Jacksonville. With over two decades of service to the City—including time on the City Council, serving as Council President in 2017, and leading the DIA since 2019—the resolution highlighted her expertise and key role in driving major projects forward. Under her leadership, the DIA leveraged \$379 million in public funds to help attract more than \$2.1 billion in private



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investment, marking one of the most significant periods of Downtown development in decades and laying a strong foundation for its continued growth.

Board Member Fetner called for a motion on the resolution.

Motion: Board Member Lee motioned to approve the resolution.
Seconded: Board Member Bailey seconded the motion.

Board Member Fetner opened the floor for discussion.

Member Lee expressed appreciation for CEO Boyer's work, noting her strong performance and long-standing collaboration through the DDRB and various professional initiatives. He commended her for her contributions and congratulated her on her retirement.

Member Hooper thanked CEO Boyer for her leadership and recognized her for strengthening the DIA and positioning Downtown Jacksonville for continued growth.

Member Wohlers thanked CEO Boyer for her service and leadership, recognized for her deep knowledge, integrity, and commitment to upholding city plans.

Member Wohlers also thanked CEO Boyer for her leadership and long-standing service and commended her for guiding the DIA and helping position Jacksonville for a strong future.

Member Caffey echoed others' remarks, thanking Ms. Boyer for her guidance, patience, and support during onboarding and REPD meeting preparation. She was recognized for her inspiring leadership.

Member Bailey expressed gratitude for the chance to work with CEO Boyer, praising her knowledge, integrity, and professionalism, and noted she had been a great inspiration.

Member Fetner thanked Ms. Boyer for her mentorship and visionary leadership, noting her lasting impact on Downtown Jacksonville and expressing appreciation for her dedication and hope of staying connected.

CEO Boyer reflected on her time at the DIA as a career capstone, drawing on her experience in development, law, and public service. She highlighted three major accomplishments: stabilizing DIA's finances, growing downtown's residential base, and preserving riverfront land for parks. Under her leadership, DIA eliminated its deficit and now operates with an \$8 million annual surplus on the Northbank. Residential growth reached the initial goal of 10,000 residents with more in progress. The shift to riverfront parks, replacing prior development plans, created both public spaces and long-term economic opportunity. She expressed gratitude for the opportunity to serve and looked forward to seeing continued progress.

Board Member Fetner called for a vote on the resolution.

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



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IV. CEO INFORMATIONAL BRIEFING

A. DOWNTOWN PROJECT UPDATE AND CEO REPORT

CEO Lori Boyer used a PowerPoint presentation to share images showing the status of current DIA projects and then provided updates on the following:

- Special Committee on Downtown
- Transition documents for new CEO
- Council Member Arias sponsored DIA legislation
- Pending Legislation
- Staffing
- Professional Services contracts
- Capital Projects update
- Development Updates

Council Member Peluso recognized CEO Boyer on her final day as DIA CEO, praising her leadership as a defining era for Downtown Jacksonville marked by major progress and transformative projects. He thanked her for her service, wished her well in retirement, and announced plans to file a resolution in July honoring her tenure. He also commended the Board for its continued engagement with City Council and key city initiatives.

V. ADJOURNMENT

Seeing no further discussion, Board Member Fetner adjourned the DIA meeting at 3:14 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.