Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Thursday, August 27th, 2026, 1:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

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

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Colin Tarbert, CEO; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Jose Regueiro, Finance Manager; Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: Rebecca Lavie, Esq.

I. CALL TO ORDER

Board Chair Micah Heavener called the meeting to order at 1:00 p.m. and invited everyone to join him in reciting the Pledge of Allegiance. He then asked the attendees to introduce themselves.

II. PUBLIC COMMENTS

There were no public comments.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflicts.

B. JULY 15TH, 2026, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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

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

Board Chair Heavener 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 Heavener removed Resolution 2026-08-06, North Bank Prior Years Cleanup, from the consent agenda and deferred it to the September meeting. He then explained that the remaining consent agenda items were Resolution 2026-08-05: Southside Prior Years Cleanup, and Resolution 2026-08-07: Southbank Excess Investment Pool Earnings and called for a motion on the consent agenda.

Motion: Board Member Krechowski motioned to approve the consent agenda.
Seconded: Board Member Hirabayashi seconded the motion.

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2026-08-01: SHOT GUN HOUSE FIRE REPAIR

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CEO TO WORK WITH THE CITY'S PUBLIC WORKS DEPARTMENT AND PROCUREMENT DIVISION TO ISSUE A REQUEST FOR PROPOSALS TO PROCURE THE SERVICES OF A FIRM FOR THE REPAIR OF ONE OF THE TWO HISTORIC SHOTGUN HOUSES LOCATED AT 533 NORTH JEFFERSON STREET (RE# 074591- 0000) (THE "PROPERTY"); INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING AN EFFECTIVE DATE.

Mr. Wade McArthur, Property Disposition Manager, presented Resolution 2026-08-01: Shotgun House Fire Repair, explaining that one of the two remaining historic shotgun houses at 533 North Jefferson Street had sustained fire damage late last year. He noted that although the incident was initially suspected to be arson, it was later determined to be accidental, likely caused by a discarded cigarette. Mr. McArthur emphasized the cultural importance of preserving these rare LaVilla structures and outlined DIA's plan to repair the fire damage and restore the home's exterior appearance. He estimated the project cost at

$75,000 to $100,000 and confirmed that the property had been secured to prevent future incidents.

Board Chair Heavener opened the floor for discussion.

Board Member Bailey asked what could be done to prevent similar damage in the future. Mr. Guy Parola, Director of Operations, explained that the fire was most likely caused by a discarded cigarette from someone seeking shelter, not intentional arson, and that the buildings have since been secured, fenced, and monitored to reduce the chance of another incident.

Board Member Bailey also asked about the repair budget. Mr. McArthur confirmed that the estimated cost falls between $75,000 and $100,000, likely toward the lower end.

Board Member Hirabayashi asked whether a nonprofit had previously planned to use the property to create a LaVilla experience. Mr. Parola explained that the nonprofit had taken over Genovar's Hall but failed to complete the project and repay its loan, which resulted in the property returning to the City along with the shotgun houses originally intended to be relocated there.

For the record, Board Chair Heavener noted the arrival of Board Member Fetner.

Board Chair Heavener called for a motion on the resolution.

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

E. <u>RESOLUTION 2026-08-04: BELLWETHER 2.0 FAB REP</u>

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTH BANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE A WARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAB-REP) TO BELLWEDER, LLC D/8/A BELLWETHER AND 100 N. LAURA STREET, L.L.C. ("GRANTEES"); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A

FORGIVABLE LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS IN ACCORDANCE WITH PROGRAM GUIDELINES; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA□s BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DA TE.

Mr. Allan DeVault, CRA Redevelopment Manager, presented Resolution 2026-08-04, explaining that Pearl Hospitality Group plans to reopen Bellwether with refreshed interior improvements, including a new Tamaki hand-roll bar, an updated main bar, and enhanced seating. He noted that the operators will introduce a morning coffee and pastry program, maintain traditional lunch service, and extend evening hours. The project's construction costs exceed $500,000, with roughly $400,000 in eligible expenses supporting a FAB grant request of $198,863.

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

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

F. RESOLUTION 2026-08-09: DAPPER D'S MODIFICATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA"), ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR"), AMENDING RESOLUTION 2025-07-01 APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAD-REP) TO DAPPER D'S CIGARS DOWNTOWN, LLC AND 11 OCEAN, LLC ("GRANTEES"); AUTHORIZING THE DISBURSEMENT OF F AB-REP FUNDS TO DAPPER D'S CIGARS DOWNTOWN, LLC WITHOUT A PERSONAL GUARANTY FROM 11 OCEAN, LLC OR ITS PRINCIPAL; AUTHORIZING THE DIA CEO TO NEGOTIATE AND EXECUTE AMENDED AGREEMENTS AND RELATED SECURITY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Allan DeVault noted that a memo had been placed inside the board members' agenda packets explaining the DIA's discretion regarding personal guarantees. He stated that while personal guarantees are often required from both tenants and landlords, there are instances where the board has chosen not to require them. In this case, securing a personal guarantee has been challenging due to the building's ownership structure, which involves multiple partners with varying shares. He clarified that the memo was intended to highlight the board's ability to waive this requirement when appropriate. Mr. DeVault then invited Mr. Darren Jackson to address the board and provide further explanation.

Board Chair Heavener opened the floor for discussion.

Board Member Krechowski asked how Dapper D's downtown location has been performing since opening. Mr. Jackson explained that the Downtown store is doing exceptionally well—outpacing the St. Johns and River City locations—and continues to see increasing customer traffic. He added that the team is exploring opportunities to expand the Dapper D's Cheesesteak concept into additional cities.

Board Member Fetner asked whether an email received from Mr. Jackson needed to be disclosed. Mrs. Rabecca Lavie, Office of General Counsel, clarified that disclosure was not required because the item was not quasi-judicial, and ex parte communication rules did not apply.

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

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

G. <u>RESOLUTION 2026-08-10: UF ACCESS AGREEMENT</u>

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CEO TO NEGOTIATE AND EXECUTE A SITE ACCESS AGREEMENT (THE "ACCESS AGREEMENT") WITH THE UNIVERSITY OF FLORIDA (THE "DEVELOPER") OR AFFILIATED ENTITY THEREOF FOR THE PURPOSE OF USING THAT CERTAIN CITY-OWNED PROPERTY COLLOQUIALLY KNOWN AS THE ADDITIONAL CONVENTION CENTER PARCEL (RE# 074888-0100) (THE "PROPERTY") FOR THE PURPOSE OF

USING SAID PROPERTY AS A "LA YDOWN YARD" FOR THE CONSTRUCTION OF SITES A AND B OF THE UNIVERSITY OF FLORIDA DOWNTOWN JACKSONVILLE GRADUATE CAMPUS AS APPROVED BY CITY OF JACKSONVILLE ORDINANCE 2025-396-E; 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 ACCESS AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING AN EFFECTIVE DATE.

Mr. Wade McArthur presented Resolution 2026-08-10, explaining that the University of Florida requires nearby lay-down space to support construction activity for the UF graduate campus. He noted that the former Vestcor parcel, recently acquired as part of the convention center site, is the closest and most practical location for this purpose. The proposed access agreement would grant UF secured use of the site beginning after Veterans Day, with fencing, screening, insurance, and other protections in place. The access term would align with UF's performance schedule and the broader redevelopment agreement.

Board Chair Heavener opened the floor for discussion.

Board Member Krechowski asked whether the lay-down yard would be fully fenced and screened. Mr. McArthur confirmed that the area would be secured, fully fenced, and screened to prevent unauthorized access, protect materials, and address liability concerns.

Board Member Krechowski followed by asking if it would be screened all the way around. Mr. McArthur stated that it would be completely screened, including along the convention center parking lot, to ensure the site is fully contained.

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

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

H. RESOLUTION 2026-08-11: DVI MARKETING CONTRACT AMENDMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (DIA) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO AMEND THE EXISTING AGREEMENT WITH DOWNTOWN VISION, INC. (DVI) FOR MARKETING, EVENTS AND COMMUNICATION SERVICES TO INCREASE THE MAXIMUM INDEBTEDNESS BY TWENT-TWO THOUSAND FIVE HUNDRED DOLLARS ($22,500) FOR THE PURPOSE OF CONDUCTING A DOWNTOWN DESTINATION SENTIMENT SURVEY; AUTHORIZING THE ADDITIONAL EXPENDITURE IN THE AMOUNT OF TWENTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($22,500.00) TO BE PAID TO DVI FOR THESE SERVICES; AUTHORIZING THESE FUNDS FROM NORTHBANK CRA ADVERTISING & PROMOTION; PROVIDING AN EFFECTIVE DATE.

Ms. Ina Mezini presented Resolution 2026-08-11, explaining the request to amend the existing contract with DVI to increase the maximum indebtedness by $22,500, bringing the total to $50,500. She noted that the additional funding would support a downtown destination sentiment survey targeting drive-market audiences not currently captured in DVI's resident-focused surveys. This expanded insight will inform upcoming storytelling and communications efforts.

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

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

IV. ADJOURNMENT

Board Chair Heavener adjourned the CRA meeting at 1:19 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.

Downtown Investment Authority Hybrid Meeting
MEETING MINUTES

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

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Colin Tarbert, CEO; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Jose Regueiro, Finance Manager; Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: Rebecca Lavie, Esq.

I. CALL TO ORDER

Board Chair Heavener called the Downtown Investment Authority meeting to order at 1:19 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JULY 15TH, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

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

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

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

MOTION PASSED UNANIMOUSLY 8-0-0

A. CONSENT AGENDA

Board Chair Heavener explained that Resolution 2026-08-08 DEDF Investment Pool Earnings was on the consent agenda and call for a motion on the consent agenda.

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

B. RESOLUTION 2026-08-02: SUPPORTING PEARL SQUARE J BILL

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY URGING THE CITY COUNCIL TO ADOPT A RESOLUTION IN SUPPORT OF A LOCAL BILL TO BE CONSIDERED BY THE DUVAL COUNTY LEGISLATIVE DELEGATION, WHICH WOULD AMEND CHAPTER 87-471, LAWS OF FLORIDA, AS AMENDED BY CHAPTERS 2011-255, 2016-248, 2017-213, 2022- 259, 2023-342, AND 2025-243, LAWS OF FLORIDA, TO CREATE THE PEARL SQUARE OPEN CONTAINER DISTRICT AS DESCRIBED IN EXHIBIT A AND DEPICTED ON EXHIBIT B SO AS TO PROVIDE AN EXCEPTION TO THE BEVERAGE LAW AS DEFINED IN SECTION 561.01(6), FLORIDA ST A TUTES, AUTHORIZING PATRONS OF LICENSED ALCOHOLIC BEVERAGE VENDORS WITHIN THE DISTRICT TO REMOVE ALCOHOLIC BEVERAGES IN OPEN CONTAINERS FOR CONSUMPTION WITHIN DESIGNATED COMMON AREAS OF THE DISTRICT; AUTHORIZING THE DOWNTOWN INVESTMENT AUTHORITY CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Allan DeVault provided an explanation of the proposed J-Bill, a local bill requiring approval by the Florida Legislature. He described that developers of Pearl Square are requesting creation of a designated wet zone within the block containing the Porterhouse Mansion and the Vanderveer, allowing patrons to carry open containers from licensed establishments into adjacent park areas. He noted this would mirror the Riverfront Specialty Center Zone and that the block is fully contained, crossing no public right-of-way. The resolution would express DIA support and encourage City Council and the Duval Delegation to advance the bill to Tallahassee.

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

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

Board Chair Heavener called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III. CEO INFORMATIONAL BRIEFING

CEO Tarbert provided a comprehensive update on recent Downtown activities and developments, including:

- Progress on the Atlas Restaurant term sheet, with representatives scheduled to visit the site with architects.
- New ground-floor tenants announced for the Pearl Square Vanderveer block, including Bar Citra, Buckner's Beer Garden, Pop-Up Bagels, Go Greek Yogurt, Jet Set Pilates, and Pearl Street Nails.
- Repayment of the Vestcor loan and acquisition of multiple Downtown properties by Bekovic Management Group, including Barnett and the Laura Street Trio.
- Opening of Met Park Marina and Asado Life's soft opening.
- Opening of Seacoast Bank's South Bank branch.
- Announcement of Volo Sports entering the Jacksonville market through acquisition of Frey.
- Preparations for the CIA workshop regarding Downtown activation concepts.
- Upcoming New Market Tax Credit informational event on October 6 in partnership with Cherry Bekaert and the DuPont Fund.

He noted that meetings may become busier moving into September and through the remainder of the year.

Board Chair Heavener provided the following reminders and updates:

- CEO evaluation forms were distributed; members were to return them to Ms. Hill by Monday.

- Committee assignment memos were issued; board members may request adjustments as desired.
- Encouraged attendance at the following week's workshop, noting its importance for upcoming major initiatives.

Board Member Krechowski thanked CEO Tarbert for arranging a rare tour of Maxwell House and congratulated him on successfully completing his first year as CEO.

Board Chair Heavener expressed appreciation for CEO Tarbert's leadership and the positive momentum he had brought to the organization.

Board Member Wohlers commended Board Chair Heavener for effectively leading the meeting, and outgoing Chair Patrick Krechowski was thanked for his two years of service. He then asked when the CEO evaluations were due.

Board Chair Heavener confirmed that CEO evaluation forms were due to Ms. Hill by Monday.

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Heavener adjourned the DIA meeting at 1:32 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.