



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, July 10th, 2025
10:00 AM

Retail Enhancement and Property Disposition Committee Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:
Patrick Krechowski, Esq. (Ex Officio); Sondra Fetner, Esq.; John Hirabayashi; Micah Heavener

DIA Board Members in Attendance: Cameron Hopper; Scott Wohlers

DIA Staff Present: Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Mayor's Office Present: None

Council Members Present: None

I. CALL TO ORDER

Board Chair Krechowski, sitting in for Committee Chair Jill Caffey, called the Retail Enhancement and Property Disposition Committee Meeting to order at 10:00 am and invited the Board and staff to introduce themselves.

II. PUBLIC COMMENTS

There were no public comments requests.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JUNE 13TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL

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

Motion: Committee Member Heavener moved to approve the meeting minutes.
Seconded: Committee Member Fetner seconded the motion.

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

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED 4-0-0

V. RESOLUTION 2025-07-01 DAPPER D'S CIGAR

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAB-REP) TO DAPPER D'S CIGARS DOWNTOWN, LLC AND 11 OCEAN, LLC ("GRANTEES"); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; 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 DATE.

Mr. Allan DeVault, CRA Redevelopment Manager, explained that Dapper D Cigar Downtown at 11 Ocean Street was the third FAB REP application in recent months submitted for the Elbow District. He continued that Darian "Jack" Jackson, who also owns two other cigar lounges in Northeast Florida, planned to fully renovate the former Island Girl Cigar Bar into a dual-concept space with a fast-casual restaurant on the first floor and a cigar and cocktail lounge on the second.

Mr. DeVault explained that the building was a contributing structure in the historic district and that it qualified for enhanced funding under the program's guidelines. Using the per-square-foot calculation, the project was eligible for \$187,620 in reimbursement. The application scored highly, meeting program criteria and contributing to the district's ongoing revitalization.

Mr. Darian Jackson shared that after two years of searching for the right downtown location, he acquired the former Island Girl Cigar Bar. He emphasized his vision to bring luxury cigar experiences to Jacksonville through his Dapper D's brand and expressed excitement to open the renovated space by November.

Mr. Steve Kelley voiced support for Mr. Jackson, noting his reliability and the quality of his cigar lounges. He praised the addition of a restaurant and looked forward to the renovation of the former Island Girl building, calling it an eyesore.

Board Chair Krechowski opened the floor for discussion.

Committee Member Heavener asked where the funding would come from for this project. Mr. DeVault replied that it would come from the Retail Enhancement Program, noting that the DIA has been allocating around \$1 million to the program, but the funds have been depleting rapidly.

Board Member Wohlens voiced his support for Mr. Jackson and the project.

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

Motion: Committee Member Heavener moved to approve the resolution.

Seconded: Committee Member Fetner seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

VI. RESOLUTION 2025-07-02 11 OCEAN STREET FACDE

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 11 OCEAN, 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.

Mr. Allan DeVault explained that, although façade grants typically go through the Strategic Implementation Committee, this one was presented alongside the related retail enhancement request due to its connection. He noted that as part of Mr. Jackson's renovation, the exterior of the building at 11 Ocean Street would be fully redone in partnership with the property owner, 11 Ocean LLC, managed by Hampton Golf. The renovation included painting, repointing, and removal of outdated façade elements from the 1960s–70s. As a contributing structure in the historic district, the 1911 building qualified for a \$2 per square foot historic boost. The total façade project budget was approximately \$80,400, and the grant request, calculated by square footage, totaled \$29,952.

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

Motion: Committee Member Fetner moved to approve the resolution.
Seconded: Committee Member Hirabayashi seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

VII. RESOLUTION 2025-07-03 VESTCOR EXCHANGE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO ACQUIRE AN APPROXIMATELY 2.04 ACRE PARCEL OF UNIMPROVED PROPERTY WITHIN THE LA VILLA DISTRICT OF DOWNTOWN JACKSONVILLE AS FURTHER IDENTIFIED IN EXHIBIT A TO THIS RESOLUTION (THE "VESTCOR PARCEL") IN EXCHANGE FOR CITYOWNED PROPERTY, ADMINISTERED BY THE DIA AS COMMUNITY REDEVELOPMENT AGENCY FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, AS CONSIDERATION FOR SUCH ACQUISITION, AND AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THE FEE SIMPLE INTEREST IN APPROXIMATELY 2.40 ACRES OF CITY-OWNED REAL PROPERTY (THE "CITY PARCEL") WHICH COMPRISES THE WESTERNMOST PORTION OF A LARGER CITY-OWNED PARCEL LOCATED AT 200 N LEE ST IN THE LA VILLA DISTRICT OF DOWNTOWN JACKSONVILLE IDENTIFIED BY

DUVAL COUNTY TAX PARCEL NUMBER 074896 0000 (THE "LEE STREET PARCEL") BOTH AS FURTHER IDENTIFIED IN EXHIBIT B ATTACHED HERETO, EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE CITY PARCEL IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS FOR 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 ("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.

Mr. Steve Kelley, Director of Downtown Real Estate and Development, presented a resolution tied to the University of Florida's downtown campus project involving a 2.04-acre Vestcor parcel behind the Prime Osborn Convention Center. This parcel was essential to the university's redevelopment agreement. To satisfy this, the DIA negotiated a land swap with Vestcor, exchanging it for a 2.4-acre portion of the city-owned Lee Street parcel. Vestcor preferred a land exchange over cash and requested no additional development conditions, both supported by DIA staff. Vestcor also agreed to demolish the APEX building on the city parcel within 180 days, covering the demolition costs. Mr. Kelley described the exchange as fair given the properties' similar size, location, and value. A follow-up resolution is expected to grant the University of Florida an option to acquire the parcel, possibly by August.

Committee Member Hirabayashi asked Mr. Kelley how he determined the value equivalencies and the figures used. Mr. Kelley explained that the comparisons were based on a per-square-foot analysis but noted that Florida Statute considers more than just raw numbers. He went on to share the appraisal figures along with his methodology and other assumptions.

Committee Member Hirabayashi also asked whether alternative scenarios had been considered for other portions of the property. Mr. Kelley responded that there had been discussions regarding the retention pond parcel, including the possibility of filling it for use and leveraging adjacent developments.

Committee Member Fetner referenced the Notice of Disposition and pointed out Exhibit D, highlighting the language regarding restricted uses. She asked if the wording for number 2 could be revised to read "any such use shall conform to the adopted BID and CRA Plan". She also pointed out number 4 of Exhibit D and asked that it be changed to say, "within 180 days of acquisition." Mr. Kelley agreed to revise the language.

Committee Member Fetner asked whether additional appraisals would be conducted for the project. Mr. Kelley responded that two appraisals had been completed for the city parcel and that staff had requested a second appraisal for the Vestcor parcel, resulting in two appraisals for each.

Committee Member Fetner expressed concerns about the project proposal, noting the absence of proposed use designs, site plans, and development timelines. However, she acknowledged the importance of finalizing the University of Florida deal. Mr. Kelley acknowledged her concerns and then shared his perspective on the proposed development.

Mr. Steve Diebenow shared that he was fine with the edits cited by Committee Member Fetner.

Board Chair Krechowski called for a motion on the resolution.

Motion: Committee Member Heavener moved to approve the resolution.
Seconded: Committee Member Hirabayashi seconded the motion.

Motion: Committee Member Fetner moved to amend Exhibit D – Number 2 to read “any such use shall conform to the adopted BID and CRA Plan” and Number 4 be changed to say, “within 180 days of acquisition.”
Seconded: Committee Member Heavener seconded the motion.

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

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

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

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

I. RESOLUTION 2025-07-04 VESTCOR ACCESS AGREEMENT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO EXECUTE A SITE ACCESS AGREEMENT ("AGREEMENT") WITH VESTCOR, INC. ("DEVELOPER") 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 A PORTION OF THAT CERTAIN CITY OWNED REAL PROPERTY IDENTIFIED BY REAL ESTATE NUMBER 074896-0000 (THE "CITY PARCEL"), 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. Wade McArthur, DIA Property Disposition Manager, explained that the resolution authorizes DIA to enter into an access agreement with Vestcor so they can begin due diligence on the property within the exchange agreement.

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

Motion: Committee Member Hirabayashi moved to approve the resolution.

Seconded: Committee Member Heavener seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANOMOUSLY 4-0-0

II. OTHER DISCUSSIONS

Mr. Wade McArthur provided a brief update on the broker RFP, stating that staff had completed scoring and the proposal was now under review by procurement. He noted they were awaiting notification to move forward to JPAC.

Board Member Hooper expressed appreciation for Vestcor's role in the land swap, acknowledging it as a benefit to the city. He recognized the future value of the exchanged property and thanked both Vestcor and Steve Kelley for their efforts.

III. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the meeting at 10:41 am.

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.