



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, August 21st, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; Carol Worsham; and Micah Heavener

Mayor's Office: None

Council Members: Council Member Raul Arias

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, Project Manager; Wanda James-Crowley, Financial Analyst; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 2:03 pm by Patrick Krechowski, Board Chair. This was followed by the Pledge of Allegiance and 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 Parking Issues

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Scott Wohlers declared a voting conflict on 2024-08-02 Flamingo Coffee.

Board Member Jim Citrano also declared a voting conflict on 2024-08-06 Rise Doro ERR Grant and asked that the resolution be pulled from the consent agenda for voting purposes. Board Chair Krechowski agreed to pull the resolution from consent.

B. JULY 17TH, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL



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

Motion: Board Member Heavener motioned to approve the meeting minutes.
Second: Board Member Citrano 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 removed 2024-08-06 from the consent agenda and then called for a motion.

Motion: Board Member Worsham motioned to approve the consent agenda.
Second: Board Member Powers seconded the motion.

Seeing no discussion, 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 2024-08-06 RISE DORO ERR GRANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING THE FUNDING OF AN EMERGENCY RAPID RESPONSE GRANT IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) TO JACKSONVILLE PROPERTIES I, LLC (“DEVELOPER”) FOR DEMOLITION AND REMOVAL OF THE FIRE DAMAGED BUILDING KNOWN AS THE “RISE-DORO” THROUGH THE C.R.A.; PROVIDING PARTIAL FUNDING FOR THIS GRANT THROUGH THE TRANSFER OF THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) FROM DOWNTOWN DEVELOPMENT LOANS AS ILLUSTRATED BY EXHIBIT ‘A’; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-



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SUBSTANTIVE CHANGES TO EXHIBIT ‘A’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

CEO Boyer mentioned that the only issue with the resolution was that there was a scrivener’s error in the resolution and advised that it would be corrected on the executed copy. Board Member Citrano explained the nature of his voting conflict and added that he’d complete a Form 8B Voting Disclosure Form.

John Sawyer advised that Board Member Citrano would be able to vote if he submits a Form 8B.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Worsham motioned to approve the resolution.
Seconded: Board Member Heavener 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 2024-08-02 FLAMINGO COFFEE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE SOUTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO THE FLAMINGO COFFEE ROASTERS, LLC (“GRANTEE”) TO ESTABLISH AND OPERATE A FOOD AND BEVERAGE BUSINESS IN A PROPERTY OWNED BY HANANIA RIVERPLACE, LLC LOCATED AT 1200 RIVERPLACE BOULEVARD JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); 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 SOUTHSIDE CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

Allan DeVault introduced the applicants and added that they’d be available for questions. Using the resolutions exhibit and staff report, he explained that the purpose for the resolution, its location, size and concept, hours of operation, the scoring rubric, and the square footage limiter.



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Paul Carr introduced himself and shared his dream of opening a business. He added that he and his partner love downtown and that they are thankful for the opportunity to work with the City of Jacksonville.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Worsham motioned to approve the resolution.

Seconded: Board Member Fetner seconded the motion.

Board Chair Krechowski opened the floor for discussion.

Board Member Wohler advised that Paul Carr is his brother-in-law and that he'd abstain from the vote on the resolution.

Board Chair Krechowski mentioned that he was looking forward to the project.

Board Member Citrano asked if the project would be on the first floor of the building. Paul Carr responded that it would be on the first floor.

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

Vote: Aye: 6 Nay: 0 Abstain: 1

MOTION PASSED UNANIMOUSLY 6-0-1

E. RESOLUTION 2024-08-07 NORTHBANK INVESTMENT POOL EARNINGS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA TRANSFERRING UNALLOCATED PLAN AUTHORIZED EXPENDITURE EXPENSE BUDGET CREATED BY THE APPROPRIATION OF INVESTMENT POOL EARNINGS BY CITY COUNCIL PURSUANT TO CHAPTER 106, JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EFFECTUATE BUDGET TRANSFER CONSISTENT EXHIBITS ‘A’ AND ‘B’ AS WELL AS SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS C.E.O. TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTICE CHANGES TO EXHIBIT ‘A’ AND EXHIBIT ‘B’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.



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CEO Boyer explained that the resolution came out of the Finance and Budget Committee meeting. She mentioned that Exhibit B of the resolution was amended so the funding use would be for the Music Heritage Garden Projection Tower. She also discussed the Snyder Memorial Church, and the Doro Emergency Rapid Response Grant.

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

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

Board Chair Krechowski then called for a vote on the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

E. RESOLUTION 2024-08-15 GATEWAY N-4 N-8 AND N-11 ALLOCATIONS

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXERCISING ITS AUTHORITY TO NEGOTIATE, ASSIGN AND ALLOCATE DEVELOPMENT RIGHTS WITHIN THE CENTRAL BUSINESS DISTRICT PURSUANT TO CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES; CUMULATIVELY ALLOCATING UP TO ONE THOUSAND THIRTY-FIVE (1,035) RESIDENTIAL UNITS, EIGHTY-TWO THOUSAND ONE HUNDRED (82,100) SQUARE FEET OF COMMERCIAL RETAIL, AND THIRTY-FIVE THOUSAND (35,000) SQUARE FEET OF OFFICE IN ACCORDANCE WITH SECTION 2 OF THIS RESOLUTION; ESTABLISHING PERFORMANCE REQUIREMENTS AND CLAWBACK PROVISIONS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Guy Parola explained that the resolution is a companion to the Gateway Jax resolutions and that it is for the allocation of development rights. He then cited the number of units for multifamily units, commercial retail units, and the square footage for offices. He explained that the only reason the resolution was not consent was because an error with the numbers and that it was corrected.

Board Chair Krechowski called for a motion on the resolution.

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



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Board Chair Krechowski then 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 2:20 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; Guy Parola, Director of Operations; Allan DeVault, Project Manager; Wanda James-Crowley, Financial Analyst; 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 2:20 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. AUGUST 21ST, 28TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

Motion: Board Member Citrano motioned to approve the meeting minutes.
Second: Board Member Wohlers 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

A. CONSENT AGENDA

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



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Motion: Board Member Worsham motioned to approve the consent agenda.

Second: Board Member Powers seconded the motion.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

There was no old or new business

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, CEO Boyer provided project updates and then reviewed the following items:

- Special Committee on Downtown
- Budget
- Professional Services contracts
- Capital Projects updates
- Development Updates
- August 26th DIA Board Workshop

Board Chair Krechowski mentioned that he's like to hear from JEA and the Chief Resilience Officer and during the workshop. CEO Boyer agreed. He also mentioned that the Board's position concerning the restaurant is that DIA doesn't want to be in the restaurant business but should remain in control of the city property.

Board Member Citrano mentioned that he voted against the restaurant and added that the Board's original point was to maintain control of real estate and that the worst-case scenario would be to relinquish control of building.

Board Member Fetner mentioned that she could attend the next special committee meeting if there would also be a backup and that she just needed to know the meeting time. CEO Boyer advised that she would send everyone an email with the meeting time.



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Board Chair Krechowski asked Board Member Fetner to coordinate a Governance meeting for the following month to start discussions on the CEO search.

ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:39 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.

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