



**Community Redevelopment Agency  
Downtown Investment Authority Hybrid Meeting  
Wednesday, November 20th, 2024, 2:00 p.m.**

**Community Redevelopment Agency Hybrid Meeting  
MEETING MINUTES**

**DIA Board Members:** Patrick Krechowski, Esq.; Micah Heavener; Sondra Fetner, Esq.; Melinda B. Powers, Esq.; Scott Wohlers, Jim Citrano; Carol Worsham; Jill Caffey; and John Hirabayashi

**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; Steve Berry, Property Disposition Manager; and Ava Hill, Administrative Assistant

**Office of General Counsel:** John Sawyer, Esq.

**I. CALL TO ORDER**

The CRA meeting was called to order at 2:00 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:*

Doug Smith	1205 Monument Road	Ford on Bay Disposition Criteria
Dimitri Demopolis	301 E Bay Street	Ford on Bay Disposition Criteria
John Nooney	Bascom Road	Public Access to Water Ways
Kimberly Spice	401 E Las Olas Blvd	Ford on Bay Disposition Criteria

**III. COMMUNITY REDEVELOPMENT AGENCY**

**A. FORM 8B: VOTING CONFLICT DISCLOSURES**

Board Chair Krechowski declared voting conflict for Resolution 2024-11-15 Disposition 0 W Duval Street and advised that he turned in a Form 8B.

**B. OCTOBER 16TH, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL**



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

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

**Motion:** Board Member Worsham motioned to approve the meeting minutes.  
**Seconded:** Board Member Heavener seconded the motion.

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**C. CONSENT AGENDA**

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

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

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**D. RESOLUTION 2024-10-03 CORE RESIDENTIAL PROGRAM**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA ADOPTING A NEW CORE RESIDENTIAL INCENTIVE PROGRAM APPLICABLE TO A LIMITED GEOGRAPHIC AREA ON THE NORTHBANK AS DEFINED IN THE PROGRAM GUIDELINES; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Mr. Steve Kelley explained that the resolution captured revisions that were incorporated during the previous month's committee meeting. He spoke on the amount of feedback from the developer community, board members, and others and advised that some adjustments were made to the funding amounts and some calculations. He also mentioned that a bonus for garages was included, which had not been factored into the proposed amounts and mentioned a few other small changes.



Community Redevelopment Agency  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

Board Chair Krechowski called for a motion on the resolution.

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

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**E. RESOLUTION 2024-11-01 FORD ON BAY DISPOSITION CRITERIA**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE FRAMEWORK FOR THE MARKETING, TERMS AND CONDITIONS, SCORING CRITERIA AND TIMELINE TO BE INCLUDED IN A NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY; AUTHORIZING THE ISSUANCE OF A NOTICE OF DISPOSITION IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer gave a summary of the REPD Committee’s discussion where the decision was made to procure an outside brokerage firm to help with marketing the property. She added that as a result of that discussion and because it would take several months to secure a broker, the REPD committee did not get into any detail on the specifics of the scope or evaluation criteria. The thought was that the resolution would be deferred to another meeting. She also mentioned that the committee felt input was needed by the entire board before acting on the resolution.

Board Chair Krechowski asked to hear from any of the committee members about their discussion and intention.

Board Member Citrano advised that Mr. Berry gave a report on his research and discussions with multiple brokerage firms on the timing of the RFP and how the consensus was that it was still very early. He added that he did think it was a good idea to have a brokerage firm represent the Board during the procurement process and that because it would take time to identify a broker, they wanted to start that process now. Board Member Citrano also mentioned that the committee thought the entire Board should be a part of the discussion,



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
***Wednesday, November 20th, 2024, 2:00 p.m.***

so the committee did not vote on the resolution.

Board Chair Krechowski asked when DIA would know if there was an existing city contract that could be used. Mr. Berry responded that the larger brokerage firms have contracts primarily with the State. He mentioned that the Board would be able to piggyback on a smaller firm through those contracts.

Board Chair Krechowski asked if DIA was aware of any city contracts with any other city agencies so the Board would not have to go through the State. Mr. Berry responded that there were no city contracts at that point.

Board Chair Krechowski mentioned that the consensus seemed to be that Resolution 2024-11-01 Ford on Bay Disposition Criteria should be revisited at the committee level and Resolution 2024-11-16 Procure Broker should be taken up to get that started. CEO Boyer responded that his interpretation was correct.

Board Chair Krechowski asked about the Board's meeting schedule for the next couple of months. CEO Boyer responded that there will be meetings in December and January and then mentioned that the January Board meeting needed to be moved from January 15<sup>th</sup> to January 22<sup>nd</sup>. Board Chair Krechowski reiterated that he did want to see Resolution 2024-11-01 revisited as soon as possible so that all Board Members could provide their input.

Board Member Wohlers asked why brokers were saying this is not a good time. Board Chair Krechowski responded that some of the things mentioned were the unpredictability that was to come following the election and the fact that rates are still high, but that nothing was fatal or too strong.

Board Member Fetner mentioned that part of the discussion was about the land use optimization study for the area. She mentioned how the study and disposition would be happening at the same time and how the study guidelines do not give a clear indication of what the use will be. She also mentioned that a recommendation was to put the Ford on Bay property in the study area so when the broker is retained the Board can move forward with whatever use is recommended. Board Chair Krechowski responded that it was fine but that his concern was prolonging the time, seeing that the Board had already decided that the property was ready to be put on the streets.

Board Member Hirabayashi asked how much of a time extension would be needed. CEO Boyer responded at least four months.

The resolution was deferred to a later date.



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

**F. RESOLUTION 2024-11-16 PROCURE BROKER**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING ITS CEO TO PROCURE THE SERVICES OF A REAL ESTATE BROKERAGE FIRM TO ASSIST IN THE DEVELOPMENT OF DISPOSITION TERMS, MARKETING, AND REVIEW OF RESPONSES RECEIVED REGARDING THE DISPOSITION OF VARIOUS CITY-OWNED AND CRA ASSIGNED PARCELS WITHIN THE COMBINED NORTHBANK AND SOUTHSIDE CRAS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT ("BID") PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer explained that she only used the word “procure” instead of “procure by RFP” in the resolution with the idea that if DIA found a more expedient way to procure broker services with opportunity to consider several people, then DIA would do that as opposed to a fully open bid with scope and criteria. She added that DIA does not typically go to the Board to approve this type of scope and scoring criteria but that it’s approved at the staff level.

Board Chair Krechowski then opened the floor for discussion.

Board Member Heavener asked if the Board should have a relationship in place for the times when a broker is needed and also asked if the Board is too restrictive in only calling out the Northbank CRA. CEO Boyer responded that the Northbank CRA is listed alone because DIA only has properties on the Northbank. CEO Boyer responded that it would be better to list both the Northbank and Southbank CRAs in the resolution.

Board Chair Krechowski asked if there were no city contracts available and should this be treated as a continuing services type of arrangement rather than a single project. CEO Boyer responded that it was not intended to be for a single project or property and added that the desire is to obtain a firm for the disposition of one or more properties.

Board Chair Krechowski asked what was needed to amend the second whereas of the resolution to address possible Southbank needs. CEO Boyer responded that she would replace the current wording with “within the combined Northbank and Southside CRAs”.

Board Member Citrano asked if it was legal for the Board to pay a brokerage commission. CEO Boyer responded that the City cannot hire services on a commission basis.

Board Chair Krechowski called for a motion on the resolution.



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

**Motion:** Board Member Heavener motioned to approve the resolution.

**Seconded:** Board Member Citrano seconded the motion.

Board Chair Krechowski called for a motion to amend the resolution.

**Motion:** Board Member Wohlers moved to amend Resolution 2024-11-16 Procure Broker to include “Southside CRA” anywhere in the resolution where it says combined Northbank CRA.

**Seconded:** Board Member Worsham seconded the motion.

Board Chair Krechowski called for a vote on the amendment.

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

Board Chair Krechowski called for a motion to approve the resolution as amended.

**Motion:** Board Member Wohlers move to approve the resolution as amended.

**Seconded:** Board Member Worsham seconded the motion.

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**G. RESOLUTION 2024-11-03 MARKET AND PROPERTY OPTIMIZATION**  
**STUDY TERMS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO CAUSE TO BE ISSUED A SOLICITATION FOR MARKET -LAND USE OPTIMIZATION STRATEGY ("STRATEGY") FOR THAT AREA IDENTIFIED IN EXHIBIT A, INCORPORATING THE ATTACHED SCOPE OF SERVICES (EXHIBIT B), SCORING CRITERIA (EXHIBIT C) AND MINIMUM REQUIREMENTS (EXHIBIT D); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

CEO Boyer explained that the resolution included the following amendments: to have the Board Chair appoint a Board Member Liaison to work with the consultant and staff for the study as a hands-on stakeholder, that the optimization study would include the Ford on Bay site, to change locus plan to land use optimization plan, that private parcels would be identified by staff and given to the consultant, to add language that the consultant would identify which city owned parcels should be developed and whether they should be low, med, or high density development, to recommend ground and upper level uses, and to allow the consultant to prepare studies for other study areas.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened up the floor for discussion.

Board Chair Krechowski mentioned that the boundary on Exhibit A did include the Ford on Bay property. CEO Boyer explained that by identifying the parcel within the study area, the Board would be putting it in the inventory of the city owned properties that the consultant is supposed to make a recommendation for.

Board Member Fetner shared that two things discussed during the committee meeting were whether to call the parcel on the landing site a restaurant pad and whether DIA should identify the constraints and conditions of the property.

Board Member Heavener said, concerning the restaurant pad, that it felt like they were reopening the old conversations and that it did not feel efficient. Board Member Fetner responded that the discussion on the restaurant pad came up because of the discussions at City Council hearings.

CEO Boyer asked if the Board wanted the landing site on the study area map to not say “restaurant” but to say “development pad” instead and that this is to not predetermine the results of the study.

Board Chair Krechowski mentioned that it was the position of the Board that the pad was supposed to be a restaurant pad and wondered if it was a good idea to strike “restaurant” given all the previous discussions.

Board Member Worsham said that she agreed whole heartedly and felt it would be a mistake to go back after all their work. She added that she personally would like the pad to remain designated as a restaurant.



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

In reference to Member Fetner’s comments, Board Member Citrano asked if the Board would have voted to put a restaurant on the pad if it was dictated that it would be owned, leased, or otherwise conveyed to a private developer under their control. He added that that was a meaningful deviation from what the Board voted on.

Board Member Hirabayashi mentioned the minimum requirement and the Board’s expectation of 5 completed projects and asked if the Board meant completed projects or completed studies. CEO Boyer responded that the intent was completed studies or plans that resulted in a work product.

For clarification, Board Member Fetner asked if the Board was keeping the restaurant pad, then are they also keeping the same for the Riverfront Plaza Development site and then asked what was the reason for the study?

Board Member Heavener responded that he thought those projects were further along and had funds put towards them. CEO Boyer responded that design money was already appropriated for that project and the construction money was also put towards it by /city Council.

Board Member Citrano asked if the project was in limbo based on City Council discussions stating that there was no money. CEO Boyer responded the there is money appropriate for design and a contractor had been hired who can do the design, but DIA must go back to City Council for the construction budget.

Board Member Heavener mentioned that his recollection of the conversation was that there was a budget issue and that it was not whether there should or should not be a restaurant. CEO Boyer responded that the question was whether the CRA should fund the project or a private developer.

Board Chair Krechowski called for a motion on the resolution.

- Motion:** Board Member Worsham motioned to approve the resolution.
- Seconded:** Board Member Wohlers seconded the motion.

Board Chair Krechowski called for a motion to amend the resolution.

- Motion:** Board Member Heavener motioned amend the resolution to remove the restaurant pad from the optimization study.
- Seconded:** Board Member Wohlers seconded the motion.

Board Member Fetner asked for clarification if the Board was removing the restaurant from the study because it's going to be a restaurant, and the Board is not reevaluating what that





**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

space will be. Board Member Heavener responded that she was correct.

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

**Vote: Aye: 6      Nay: 3      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      6-3-0**

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**H. RESOLUTION 2024-11-06 JULIETTE BALCONY**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING THAT CITY COUNCIL APPROVE A DOWNTOWN PRESERVATION AND REVITALIZATION PROGRAM FORGIVABLE LOAN PACKAGE FOR REHABILITATION OF THE BUILDING LOCATED AT 225 N LAURA STREET (THE “PROPERTY” A/K/A “JULIETTE BALCONY”) PURSUANT TO A REDEVELOPMENT AGREEMENT WITH JULIETTE BALCONY, LLC OR ASSIGNS (“OWNER” OR “DEVELOPER”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); 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.**

At the request of the applicant, this resolution was deferred.

**IV. ADJOURNMENT**

Board Chair Krechowski adjourned the CRA 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](mailto:avah@coj.net) to acquire a recording of the meeting. And*



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

**Downtown Investment Authority Hybrid Meeting**  
***MEETING MINUTES***

**DIA Board Members:** Patrick Krechowski, Esq.; Micah Heavener; Sondra Fetner, Esq.; Melinda B. Powers, Esq.; Scott Wohlers, Jim Citrano; Carol Worsham; Jill Caffey; and John Hirabayashi

**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; Steve Berry, Property Disposition Manager; 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 3:14 PM.

**II. DOWNTOWN INVESTMENT AUTHORITY**

**A. OCTOBER 16TH, 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.  
**Seconded:** Board Member Worsham seconded the motion.

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

**Vote:           Aye: 9           Nay: 0           Abstain: 0**

**MOTION PASSED UNANIMOUSLY 9-0-0**

**A. CONSENT AGENDA**

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

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



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

**Seconded:** Board Member Heavener seconded the motion.

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

**Vote: Aye: 9      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      9-0-0**

**B. RESOLUTION 2024-11-13 BRAXTON GILLAM RECOGNITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN RECOGNITION AND APPRECIATION OF BRAXTON GILLAM, ESQ., FOR HIS MANY YEARS OF SERVICE, DEDICATION AND LEADERSHIP TO THE DOWNTOWN INVESTMENT AUTHORITY AND DOWNTOWN JACKSONVILLE; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer read, for the record, Resolution 2024-11-13 recognizing Braxton Gillam for his service on the DIA Board.

Mr. Gillam expressed that the work that DIA does is great work and that he has high hopes for the new projects and the projects that are under construction. He also mentioned that he was excited about the next five years, that things would be even better. He then thanked DIA and the Board for their recognition.

Board Chair Krechowski shared his appreciation for Mr. Gillam’s work on the Board and his contribution to Downtown.

Board Member Worsham expressed that it was a pleasure working with him and appreciated his leadership, advice, and thoughtfulness during his time with the Board.

Board Member Heavener echoed the previous comments and added that having his history, time, and knowledge was super helpful.

Board Member Citrano mentioned that Mr. Gillam’s time as Chair was monumental and impressive. He also mentioned that Mr. Gillam at times served as the Board’s utility player and would take on special projects because of his legal expertise. He pointed out that the Board was able to pay off their obligation on the River’s Edge project early and attributed that achievement to Mr. Gillam’s contribution to the Finance Committee.



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
*Wednesday, November 20th, 2024, 2:00 p.m.*

Board Member Fetner expressed that it was great serving on the Board with Mr. Gillam, and she had big shoes to fill as a lawyer. She then thanked him for everything he had done for Downtown.

Board Member Wohlers expressed that he enjoyed Mr. Gillam's thoughtfulness and added that he learned so much from his expertise.

CEO Boyer mentioned that the board and city needed to be grateful for the many ways Mr. Gilliam stepped up. She added that, without his involvement, DIA would not have entered into the MPS settlement, which is saving DIA four million dollars a year in the Northbank budget. She also mentioned that there were construction disputes where DIA leaned on Mr. Gillam's legal expertise. She concluded that it was a pleasure to work with him and they had a great time working together.

### **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 the Future of Downtown
- Staffing
- Professional Services Contracts
- Capital Projects update
- Development Updates
- Conversations ongoing with University of Florida

Board Chair Krechowski reminded everyone that the January meeting would be moved to January 22<sup>nd</sup> and asked that a calendar invite be sent as soon as possible.

After being asked to address the Board, Mr. Jake Gordan advised that they had just released the State of Downtown Report. He added that there's currently 8.8 billion dollars in the project pipeline with 2.23 billion dollars in under construction projects and 3.46 billion dollars for projects in review. He concluded that there has been a ton of investment in Downtown.



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
***Wednesday, November 20th, 2024, 2:00 p.m.***

Board Chair Krechowski mentioned the Special Committee on the Future of Downtown and encourage everyone to attend the upcoming meeting. He also advised that the RFP for the search firm was about to hit the streets and thanked Members Fetner and Hirabayashi for volunteering to score the responses with Mr. Guy Parola. He then brought to everyone's attention that Member Worsham was leaving the Board. He mentioned that he had known her for several years and that he valued her tremendous input and thanked her for her service to the Board.

**ADJOURNMENT**

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 3:48 PM.

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