



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 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; and Micah Heavener

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; 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:

John Nooney Various issues

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

None declared.

B. AUGUST 21ST, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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

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

Second: Board Member Wohlers seconded the motion.



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. CONSENT AGENDA

Consent Agenda Items: 2024-09-02 and 2024-09-03

Motion: Board Member Citrano 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: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2024-09-01 324 NORTH BROAD STREET FAÇADE STABILIZATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY (“C.R.A.”) OF THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA TRANSFERRING ONE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$195,000) COMPRISED OF FY 24-25 UNALLOCATED PLAN AUTHORIZED EXPENDITURE BUDGET TO A NEW C.R.A. CAPITAL PROJECT “324 NORTH BROAD STREET FAÇADE STABILIZATION AND BUILDING DEMOLITION”; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EFFECTUATE A BUDGET TRANSFER CONSISTENT EXHIBIT ‘A’; INSTRUCTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND FURTHER AUTHORIZING THE CEO TO MAKE NON-SUBSTANTIVE CHANGES TO EXHIBIT ‘A’ AS MAY BE REQUIRED BY THE BUDGET OR ACCOUNTING OFFICES; PROVIDING AN EFFECTIVE DATE.

Guy Parola provided an overview of the resolution, providing for a history of how the City and subsequently DIA acquired the property. A summary of the condition of the property together with a scope of work to be performed as well as the funding source was further provided.



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

Board Chair Krechowski, Board Member Citrano and Board Member Fetner commented and asked questions pertaining to the condition of the property and funding. Questions answer by Guy Parola, Steve Kelley and Lori Boyer.

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.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

E. RESOLUTION 2024-09-05 RD RIVER CITY MODIFICATION

A MODIFICATION AND RESTATEMENT OF RESOLUTION 2024-05-05 OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING CITY COUNCIL APPROVAL OF A MULTIFAMILY REV GRANT AND A COMPLETION GRANT WITH A TOTAL MAXIMUM INDEBTEDNESS OF FIFTY-EIGHT MILLION, SEVEN HUNDRED NINETY-EIGHT THOUSAND DOLLARS AND NO/100 CENTS (\$58,798,000.00) FOR RD RIVER CITY BREWERY, LLC IN THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA, AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, OR FUNCTIONAL EQUIVALENT; PROVIDING FOR AN EFFECTIVE DATE.

Steve Kelley provided an overview of the resolution. Mr. Kelley began by stating that the modifications do not affect the incentive amounts or deal structure previously approved and that the modifications are technical in nature. Mr. Kelley provided an overview on: the City's timing on reconciliation of the pari passu contribution costs; defining construction of commencement; satisfaction and release of the completion guarantee; and addition of liquidity or net worth covenants. A fifth amendment reducing developer equity from \$67 million to \$60 million.

Board Member Citrano, Board Member Wohlers, CEO Boyer, Mr. Kelley and Steve Diebenow, Esq., developer representative, discussed equity and funding draw details, the details of which are memorialized the September 18th, 2024 CRA Board Meeting transcript on record with the DIA.



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

Board Member Citrano motioned for an amendment to the resolution to permit an initial draw advancement of up to \$250,000, subject to the approval of the Office of General Counsel.

Board Member Heavener seconded the motion.

Board Member Citrano motioned for an amendment to the resolution to reduce the developer's equity from \$67 million to \$60 million, subject to the parameters of Resolution 2024-05-05.

Board Member Wohlers seconded the motion.

Board Chair Krechowski called for a motion on the amendments.

Vote: Aye: 6 Nay: 0 Abstain: 0

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

Motion: Board Member Wohlers motioned to approve the resolution as twice amended.

Seconded: Board Member Citrano seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-1

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 3:10 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



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

Downtown Investment Authority Hybrid Meeting
MEETING MINUTES

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

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; 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 3:10 PM.

II DOWNTOWN INVESTMENT AUTHORITY

A. SEPTEMBER 18TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

Motion: Board Member Fetner motioned to approve the meeting minutes.
Second: Board Member Powers seconded the motion.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

B. RESOLUTION 2024-09-04 BOB CARLE APPRECIATION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN RECOGNITION AND APPRECIATION OF MR. BOB CARLE FOR HIS MANY YEARS



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

OF SERVICE, DEDICATION AND LEADERSHIP TO THE CITY OF JACKSONVILLE, THE DOWNTOWN INVESTMENT AUTHORITY AND DOWNTOWN JACKSONVILLE; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer read aloud the resolution recognizing Bob Carle for his years of service and dedication to the City of Jacksonville. The resolution detailed the various positions held by Mr. Carle during the 35-years he spent with the City of Jacksonville.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski congratulated and thanked him for his service. He then called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. RESOLUTION 2024-09-06 COMMENDING JOHN SILVEIRA’S SERVICE TO RAM

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) COMMENDING MR. JOHN SILVEIRA FOR HIS SERVICE TO DOWNTOWN AS THE MARKET DIRECTOR FOR THE RIVERSIDE ARTS MARKET; PROVIDING FOR AN EFFECTIVE DATE.

This resolution was deferred to October.

■ CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

Guy Parola, Director of Operations, mentioned the Board’s request for further due diligence on a market and land use analysis. He then summarized the costs and time and explained that procurement time was included. He also discussed the title and recorded easements, encumbrances, phase one environmental, geotechnical, sub-surface utility engineering, pricing for what can be relocated, demolition, cost estimates for design, order of magnitude, and scenarios.

CEO Boyer explained the definitions of the terms “highest and best use” and “optimal use.”



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

Board Chair Krechowski expressed that he believed discussions should be held at the committee level. He also mentioned that he'd want to know where the funds would be taken away from.

Board Member Citrano mentioned using the term highest and best use. He also mentioned the cost to deal with the infrastructure on the site and if it was feasible to remove. CEO Boyer responded that depending on the size of the building she'd do the optimal use report first. He also asked if removing the Main Street bridge ramp was to that to accommodate a building there or if it was always planned. CEO Boyer responded that it had been long planned.

Board Member Fetner asked if they were speaking of the east side of the ramp. CEO Boyer's answer was that she was correct. Board Member Fetner also mentioned that she had concerns about the Riverfront Plaza and Ford on Bay properties. Mr. Parola responded that DIA knows the properties fairly well. Board Member Fetner also asked if DIA would be looking at the properties in a global sense. CEO Boyer responded that a scope would have to be developed and then explained why.

Board Chair Krechowski expressed that he wants to push for the property at Ford on Bay.

Board Member Heavener mentioned if there would be enough housing units and if they were at the right economic level if the focus was going to be on the core. CEO responded that DIA would be happy to have further discussions about that.

Board Member Powers expressed that she supports using the optimal use approach.

Board Member Wohlers mentioned that the question was not answered as to where money would come from. CEO Boyer responded that she would have to get back to the Board with an answer.

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
- OPP Staffing- New Public Parking Officer, Peter Sherwill
- Professional Services contracts
- Capital Projects updates:
- Development Updates:
- Disposition schedule and criteria



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, September 18th, 2024, 2:00 p.m.

- Conversations ongoing with University of Florida

Board Chair Krechowski mentioned the Governance Committee Meeting and encouraged everyone to attend.

ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 4:11 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.