



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, January 17th, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Board Chair; Braxton Gillam, Esq.; Craig Gibbs, Esq.; Carol Worsham; Sondra Fetner, Esq.; Patrick Krechowski, Esq.; and Micah Heavener; Melinda Powers, Esq. (Unofficial Board Member)

DIA Board Members Excused: Joe Hasson

Mayor's Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wanda James Crowley, Financial Analyst; Ina Mezini, Strategic Initiatives Coordinator; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called the CRA meeting to order at 2:00 pm. This was followed by the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

Board Chair Citrano opened the floor to public comment.

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:

Carnell Oliver Downtown Investment Authority Finances and Economic Development

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

**B. DECEMBER 20TH 2023 COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES APPROVAL**



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Before moving to approve the meeting minutes, CEO Boyer advised that the agenda packets included amended copies of the December CRA and DIA meeting minutes.

Board Chair Citrano called for a motion to approve the amended meeting minutes.

Motion: Member Gillam motioned to approve the amended December 20th, 2023, Community Redevelopment Agency Meeting Minutes.

Second: Member Worsham seconded the motion.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. CONSENT AGENDA

- Resolution 2024-01-01: JEA Property Disposition
- Resolution 2024-01-02: NB Urban Art
- Resolution 2024-01-03: SB Unallocated

Seeing all were passed unanimously with no amendments, Board Chair Citrano called for a motion.

Motion: Member Worsham motioned to approve the consent agenda.

Second: Member Gillam seconded the motion.

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. ADJOURNMENT

Board Chair Citrano adjourned the CRA meeting at 2:07 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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Downtown Investment Authority Hybrid Meeting
DRAFT MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Board Chair; Braxton Gillam, Esq.; Craig Gibbs, Esq.; Carol Worsham; Sondra Fetner, Esq.; Patrick Krechowski, Esq.; and Micah Heavener

DIA Board Members Excused: Joe Hassan

Mayor’s Office: None.

Council Members: Councilperson Jimmy Peluso, District 7, City Council Liaison

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wanda James Crowley, Financial Analyst; Ina Mezini, Strategic Initiatives Coordinator; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called to order the Downtown Investment Authority Meeting at 2:07 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. DECEMBER 20TH 2023 DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Citrano called for a vote to approve the amended December 20th, 2023, Downtown Investment Authority Meeting Minutes as provided.

Motion: Member Fetner motioned to move to approve the meeting minutes as amended.

Second: Member Heavener seconded the motion.

Vote: **Aye: 7** **Nay: 0** **Abstain: 0**

MOTION PASSED UNANIMOUSLY 7-0-0

A. RESOLUTION 2023-01-05 CRAIG GIBBS

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY
("DIA") IN RECOGNITION AND APPRECIATION OF MR. CRAIG GIBBS,**



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ESQ., FOR HIS MANY YEARS OF SERVICE, DEDICATION AND LEADERSHIP TO THE DIA AND DOWNTOWN JACKSONVILLE; PROVIDING FOR AN EFFECTIVE DATE.

Board Chair Citrano read the details of the resolution and made remarks concerning his experience working with Member Gibbs. He then opened the floor for comments.

Member Worsham expressed her thanks for the opportunity to work with Member Gibbs and shared that he was a great mentor to all the Board members.

Member Krechowski echoed Member Worsham’s comments and expressed his thanks and appreciation for all he had done with the Board.

Member Heavener mentioned that he hadn’t worked with Member Gibbs that long but he appreciated his work with the Board.

Member Fetner echoed Member Heaver’s comments and thanked member Gibbs for 17 years of service. She mentioned that his work was phenomenal and that he paved the way for future Board members.

CEO Boyer mentioned that Member Gibbs was with the Board as long as she was with DIA. She shared her appreciation for his coaching in role her as CEO and even when she served as Council Liaison. She thanked him for all his hard work as a Board member.

Steve Kelley mentioned that no one paid attention to details to the degree that Member Gibbs did, and he appreciated perspectives very much.

Board Chair Citrano called for a motion to approve Resolution 2024-01-05 as presented.

Motion: Member Gillam motioned to approve the resolution.

Seconded: Board Chair Citrano seconded the motion.

Board Chair Citrano called for indivual votes to approve the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 7-0-0

III.CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS



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RESOLUTION 2024-01-04 CSX SIGN EXCEPTION APPEAL

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY AS THE APPEAL BODY FOR A WRITTEN DECISION OF THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDRB”), [AFFIRMING, REVERSING OR MODIFYING, OR REMANDING BACK TO THE DDRB WITH SPECIFIC INSTRUCTION FOR FURTHER ACTION] A SPECIAL SIGN EXCEPTION WRITTEN DECISION OF THE DDRB (DDRB APPLICATION 2023-022) IN ACCORDANCE WITH SECTION 2 OF THIS RESOLUTION; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Board Chair Citrano informed everyone that there was a new business item to review and discuss and open the floor to DIA staff to share the details.

Mr. Guy Parola explained the events that led to Resolution 2024-01-04, the process for review and discussion, and then reviewed the three options available to the Board.

- Option 1 – To affirm in part or in whole the DDRB recommendation.
- Option 2 – To reverse DDRB’s decision in part or in whole.
- Option 3 – To remand back to DDRB with instructions for further analysis and action.

Mr. Parola explained that the resolution was an appeal of the DDRB’s decision to grant CSX a Special Grant Exception but limited its signage to 1,201 square feet. He continued that after discussions, DIA staff would support an increase to 1,330 square feet. Using a presentation, he then described the existing and proposed signage dimensions and how it would operate. He reiterated the Board’s three options and shared DIA’s recommendation to approve with conditions.

Bryan Tucker (Vice President of Communications, CSX) expressed his appreciation for consideration of the project and shared his excitement. He spoke on the future of CSX and the City of Jacksonville as a whole. He mentioned that the current signage is old and outdated and that the new signage is an attempt to reinvigorate their building.

Board Member Gillam asked Mr. Tucker if they were asking for anything more than what DIA staff were recommending. Mr. Tucker answered no.

Board Chair Citrano asked for public comments concerning the appeal.



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Tracy Arpen CSX Sign Exception Appeal

CEO Boyer further explained the staff’s recommendation was for the Board to go with their second option to make a final decision to adopt the DDRB’s decision with modifications.

Board Chair Citrano called for a motion to approve Resolution 2024-01-04 as presented.

Motion: Member Gillam motioned to approve the resolution as presented.

Seconded: Board Chair Citrano seconded the motion.

Board Chair Citrano opened the floor for discussion.

Board Member Worsham mentioned that she felt the 1,330.16 square feet looks better.

Board Member Gibbs echoed Member Worsham’s comments and added that things change and that maybe it was time to revisit sign regulations.

Board Member Krechowski thanked everyone for their work and stated that he was in support of Option 2.

Board Member Gillam spoke about City development and the financial support of it. He mentioned that CSX was a part of Downtown Jacksonville and that he agreed with previous comments about change being necessary.

Board Member Heavener stated that he agreed with everything that was stated.

Board Member Fetner echoed everyone comments stating she was also in agreement. She added that this project was a great example of DIA’s work.

Board Chair Citrano stated that he was in support of the motion and called for votes to approve the resolution.

Vote: **Aye: 7 Nay: 0 Abstain: 0**

THE MOTION PASSED UNANIMOUSLY 7-0-0



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Before moving to the CEO's Report, Board Chair Citrano spoke on the Trio Project and its sense of urgency. He mentioned conversations with DIA staff and the need to get the project off the ground. He finished that the Board and DIA would work diligently to do what is needed.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, C.E.O. Boyer described various project updates and then reviewed performance measures for the following:

- Mayoral Priorities
- Budget
- Legislation
- Parking RFP
- Grant Meeting
- Professional Services RFP's
- Capital Project Updates
- Development Updates
- Pending Legislation

Board Chair Citrano acknowledged Council Member Jimmy Peluso and gave him the floor for comments.

Council Member Jimmy Peluso spoke on the Laura Street Trio Project and mentioned that he recommended the project go to the Board. He stated that the council is empowering the Board and staff to find a way to get the project off the ground, to develop a package that the council will support, and that it should be done in haste but not rushed. He concluded by thanking everyone for their work.

IV. ADJOURNMENT

Before adjourning the meeting Board Chair Citrano welcomed Melinda Powers to the Board. He then adjourned the DIA meeting at 3:12 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.