



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
***Wednesday, December 18th, 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; Jill Caffey; and John Hirabayashi

**Mayor's Office:** None

**Council Members:** Council Member Raul Arias, District 11

**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**

Patrick Krechowski, Board Chair, called the Board Meeting to order at 2:03 p.m. and asked for introductions from the Board and Staff.

**II. PUBLIC COMMENTS**

None.

**III. COMMUNITY REDEVELOPMENT AGENCY**

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

None.

**B. NOVEMBER 20TH, 2024, COMMUNITY REDEVELOPMENT AGENCY  
MEETING MINUTES APPROVAL**

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

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

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

**Vote: Aye: 8      Nay: 0      Abstain: 0**



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**MOTION PASSED UNANIMOUSLY 8-0-0**

**C. CONSENT AGENDA**

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2024-12-03 Juliet Balcony.

- Motion:** Board Member Citrano motioned to approve the consent agenda.
- Second:** Board Member Wohlers seconded the motion.

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

**Vote: Aye: 8      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY 8-0-0**

**D. RESOLUTION 2024-12-01 GATEWAY GROCER**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY RECOMMENDING APPROVAL OF A RETAIL ENHANCEMENT PROGRAM GRANT ("REP"), AND A RECAPTURED ENHANCED VALUE GRANT ("REV GRANT") TO BE FUNDED THROUGH THE DOWNTOWN NORTHBANK CRA TRUST FUND, FOR THE DEVELOPMENT OF A GROCERY STORE IN THE NORTHCORE DISTRICT IN THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA BY A PROSPECTIVE TENANT ("GROCER TENANT") AND WITHIN A PROPERTY OWNED BY 119 BEAVER ST W LLC ("OWNER") KNOWN AS THE N7 COMPONENT OF A LARGER MULTIPARCEL MASTER DEVELOPMENT PLAN BEING UNDERTAKEN UNDER THE DIRECTION OF GATEWAY JAX, AUTHORIZING THE CHIEF EXECUTIVE OFFICER (THE "CEO") TO NEGOTIATE A REDEVELOPMENT AGREEMENT REGARDING THE SAME BETWEEN THE CITY OF JACKSONVILLE, DOWNTOWN INVESTMENT AUTHORITY, AND OWNER (OR A SINGLE PURPOSE ENTITY TO BE FORMED OR GROCER TENANT); AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

Mr. Steve Kelley explained that the resolution was previously presented and approved at the REPD Committee meeting and for two incentives that would be funded through the Northbank TIF, the REV Grant and Retail Enhancement Program Grant. After further research of city ordinances, staff restructured the grant so that the REV Grant would pay



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75% of the annual project revenues over 18 years but not exceed the year 2045, to be paid in 2046. This resulted in the REV Grant being \$100,000 less than calculated and consequently, that money being moved to the Retail Enhancement Program Grant. Mr. Kelley also mentioned a few edits made to the resolution as discussed during the committee meeting.

CEO Boyer provided a summary of Mr. Kelley’s presentation stating that the total amount being paid on incentives remains the same and that staff just moved a portion of the funds from one grant to the other and that the money came from the Tax Increment District.

Board Chair Krechowski called for a motion on the resolution.

**Motion:** Board Member Fetner 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: 8      Nay: 0      Abstain: 0**

**MOTION PASSED UNANIMOUSLY      8-0-0**

**IV. ADJOURNMENT**

Board Chair Krechowski adjourned the CRA meeting at 2:12 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](mailto:avah@coj.net) to acquire a recording of the meeting. And*



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***MEETING MINUTES***

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**Mayor's Office:** None

**Council Members:** Council Member Raul Arias, District 11

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

**I. CALL TO ORDER**

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 2:12 PM.

**II. DOWNTOWN INVESTMENT AUTHORITY**

**A. NOVEMBER 20TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL**

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

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

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

**Vote:           Aye: 8           Nay: 0           Abstain: 0**

**MOTION PASSED UNANIMOUSLY 8-0-0**

**B. RESOLUTION 2024-12-02 CAROL WORSHAM RECOGNITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY IN RECOGNITION AND APPRECIATION OF CAROL WORSHAM FOR HER DEDICATION TO THE REVITALIZATION OF DOWNTOWN JACKSONVILLE**



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**AND HER YEARS OF SERVICE AND LEADERSHIP ON THE DOWNTOWN DEVELOPMENT REVIEW BOARD AND THE DOWNTOWN INVESTMENT AUTHORITY; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer read, for the record, Resolution 2024-12-02 recognizing Carol Worsham for his service on the DIA Board.

Carol Worsham expressed that she enjoyed the 12 years she worked with DDRB and DIA and how excited she was with the most recent work being done under CEO Boyer's leadership. She challenged everyone to keep up the tremendous work and to take seriously the great work ahead. He thanked her for her contribution.

Board Chair Krechowski mentioned that one could sit around and complain about Downtown, or they could get involved and help Downtown move forward and how he believed Carol Worsham was an example of that having been involved for so long, in so many ways.

Board Member Citrano expressed that he would miss the industry expertise that Mrs. Worsham brought to the Board. He added that the resolution didn't mention the countless scoring committees and special project she took on and thanked her for doing the extra work.

Board Member Powers thanked Mrs. Worsham for her service and for being warm and welcoming. She added that she would not forget her hospitality.

Board Member Fetner also thanked Mrs. Worsham for all she had done for Downtown and mentioned that she was always a cheerleader of the work being done by many organizations. She added that she'd be greatly missed.

Board Member Wohlers thanked Mrs. Worsham for her leadership and commitment to seeing downtown become what it has today. He added that he enjoyed the few months he worked with her and that he learned a lot from your experience.

Board Member Heavener mentioned that the value Mrs. Worsham added from a continuity point of view was enormous and how her perspective was extremely valuable.

Board Member Hirabayashi thanked Mrs. Worsham for her service and for making him feel at home and welcomed.

Board Member Caffey echoed Member Hirabayashi's comments saying they did spend a lot of time together but that she appreciated her service.



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CEO Boyer mentioned that she had known Mrs. Worsham for a very long time and that it was great having a Board Member who worked as the park designer for and with the Parks Department. That Mrs. Worsham had the background and could provide real expertise in her comments. She echoed Member Citrano's comments about all the extra work she did as a Board Member and how grateful she was that she was willing to do that as a volunteer.

### **III. CEO INFORMATIONAL BRIEFING**

#### **A. OLD AND NEW BUSINESS**

Concerning new business, CEO Boyer explained that the University of Florida voted the previous Thursday and Friday to locate their Downtown Jacksonville campus to the LaVilla area. She added that it was DIA and the Board's responsibility to engage in the disposition process starting with the former Interline parking lot and vacant parcel across the street in January.

#### **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
- Staffing
- Professional Services contracts
- Capital Projects update
- Development Updates
- Conversations ongoing with University of Florida

Board Chair Krechowski asked if there was a Special Committee Meeting scheduled for January. CEO Boyer responded that there was no Special Committee Meeting scheduled at that time.

Board Member Citrano asked when the riverwalk for McCoy's Creek and River Edge would be completed. CEO Boyer responded that the estimated completion date for the creek is April for substantial completion and September of 2024 for final completion.

Board Member Heavener asked about the JEA clean up on the eastside of old Landing lot. CEO Boyer explained that JEA agreed to do work and paying half of the cost and DIA would contribute the other half. She added that they will not start until DIA has a permit from DOT. Mr. Guy Parola advised that JEA would not attempt to start the work until the ramp is removed.



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Board Member Hirabayashi asked if there were any updates regarding the Laura Street Trio project. CEO Boyer responded that there were no updates and then shared a summary of the status of the project.

Council Member Arias concurred with CEO Boyer's remarks and stated that he would provide any updates via email.

**ADJOURNMENT**

After expressing his appreciation for everyone's involvement, Board Chair Krechowski adjourned the DIA meeting at 2:58 PM.

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