



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, October 15th, 2025, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq. (Chair); Micah Heavener; Sondra Fetner, Esq.; Scott Wohlers; John Hirabayashi; Cameron Hooper; Carrie Bailey; and Jill Caffey

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Colin Tarbert, CEO; Guy Parola, Director of Operations; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Scott Wilson, Capital Projects Manager; Ina Mezini, Strategic Initiatives Coordinator; and Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Patrick Krechowski called the meeting to order at 2:00 p.m. and invited everyone to join him in reciting the Pledge of Allegiance. He then asked each attendee to introduce themselves.

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	8356 Bascom Rd.	Ongoing advocacy for land acquisition projects through the Florida Inland District and requested DIA recognition of his efforts.
Carnell Oliver	611 E. Adams St.	Homelessness and the lack of direct action from local non-government organizations and developers.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

None.

**B. SEPTEMBER 17TH, 2025, 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.
Seconded: Board Member Wohlers seconded the motion.

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

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-10-01 Starbucks FABREP, Resolution 2025-10-02: North Market SOHL PA Commercial Revitalization Program, Resolution 2025-10-04: Snyder Memorial Methodist Episcopal Church Due Diligence, Resolution 2025-10-05: Music Heritage Garden Funding, Resolution 2025-10-06: Keanes Sidewalk Enhancement Grant, and Resolution 2025-10-09: M.O.S.H. RDA Amendment.

Motion: Board Member Fetner motioned to approve the meeting minutes.
Seconded: Board Member Heavener 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 2025-10-03 120 WEST ADAMS – OBSCURE REP

This resolution was deferred to November.

IV. ADJOURNMENT

Seeing no discussion, Board Chair Krechowski adjourned the CRA meeting at 2:11 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.



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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 2:11 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. SEPTEMBER 17TH, 2025, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

Motion: Board Member Wohlers motioned to approve the meeting minutes.
Seconded: Board Member Bailey 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. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-10-07 Sip & Stroll Funding and Resolution 2025-10-08 Gateway Mobility Fee Credits.

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

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



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Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. RESOLUTION 2025-10-10 RIVERSEDGE PARKS CONTRIBUTION

Mr. Guy Parola, Director of Operations, explained that the resolution authorizes temporary monthly funding of approximately \$23,000–\$24,000 from December 2025 through March 2026 (or as late as September 2026 if needed) to support maintenance and daytime security for River’s Edge parks, Riverwalk, and boardwalk. This funding bridges the gap until the Jax River Alliance, a nonprofit expected to manage park operations, becomes active. The funds will come from the Downtown Economic Development Fund, which the DIA has been contributing to annually in anticipation of such needs. The contribution is routed through the Community Development District (CDD), not directly to vendors, and is not intended as a long-term obligation.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Q (Board Chair Krechowski): Asked staff to elaborate on the “contribution” aspect of the resolution?

A (Mr. Parola): DIA is not contracting directly with vendors but contributing funds through an interlocal agreement with the CDD.

Q (Board Chair Krechowski): DIA isn’t managing the work?

A (Mr. Parola): Correct, DIA is not managing the maintenance or security contracts.

Q (Member Cameron Hooper): What’s the developer’s “skin in the game” if DIA is covering costs after granting extensions?

A (Mr. Parola): DIA’s role is temporary. The parks benefit the public and increase property values, which will generate higher tax revenue. Long-term responsibility will shift to the Jax River Alliance or the city.

Q (Member Hirabayashi): How will other new parks be funded?

A (Mr. Parola): The FY25–26 city budget includes \$2.9 million for park support. The Jax River Alliance will also fundraise and manage programming.

Q (Member Wohlers): Will this deplete the entire \$250,000 in that budget item?

A (Mr. Parola): No, funds will remain for future one-off needs. The account won’t be drained.

C (Member Hooper): Expressed strong support for completing the project, emphasizing its importance to Downtown Jacksonville and the need to accelerate progress.



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

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

III. NEW BUSINESS

Steve Kelley, Director of Downtown Real Estate and Development, announced his retirement from the DIA, effective January 2nd. He expressed deep appreciation for the Board and staff and shared his gratitude for the opportunity to serve the city. He noted he looks forward to attending future meetings from the public side and thanked everyone for their support.

IV. CEO INFORMATIONAL BRIEFING

CEO Colin Tarbert thanked the board for approving the RiversEdge resolution and highlighted upcoming milestones, including the opening of Riverfront Plaza and progress at Shipyards West Park. He announced the Special Committee on the Future of Downtown will meet on October 27 to discuss public space management, CRA strategy, and incentive policies. Mr. Tarbert also shared that DIA is drafting an RFP for a financial consultant and is refining its mission and values through internal workshops, with plans to also engage the Board in that process.

Construction Project Updates

Mr. Scott Wilson, Capital Projects Manager, provided updates on several projects, including:

- McCoy's Creek: New channel open; demo underway.
- The Hub: Interior and exterior work progressing.
- Johnson Commons: Units under contract; final touches ongoing.
- Pearl N11: Windows in; facade mock-ups done.
- Pearl N4: Vault installed; structure rising.
- Riverfront Plaza: Opening soon; final installs underway.
- Four Seasons: Hotel and office build-outs advancing.
- Stadium: Grand Staircase open; canopy work started.
- Rise Doro: Opens in phases through mid-2026.

Board Chair Krechowski opened the floor for discussion.

C (Cameron Hooper) Praised Mr. Tarbert's leadership and noted positive feedback from the development community.

V. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:34 PM.



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