



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, May 21st, 2025, 4:00 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; and Carrie Bailey

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, 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 4:00 p.m. and asked everyone to join him in reciting the Pledge of Allegiance. This was followed by 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:

Nancy Powell 1848 Challen Avenue The Optimal Use Study

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Hooper declared a voting conflict for Resolution 2025-05-07 801 W Bay Street Purchase Option.

B. APRIL 16TH, 2025, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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

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



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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-05-01 Keane's Irish Pub FAB REP and Resolution 2025-05-02 Apex Lease Termination.

Motion: Board Member Wohlers 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: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

D. RESOLUTION 2025-05-03 NB BUDGET TRANSFER TO LEASE BUYOUT

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO EFFECTUATE A CRA BUDGET TRANSFER WITHIN THE PLAN AUTHORIZED EXPENDITURES CATEGORY PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS ENABLED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; TRANSFERRING \$500,000 FROM FAÇADE GRANTS, \$225,000 FROM NB PROFESSIONAL SERVICES, AND \$250,000 FROM SMALL SCALE RESIDENTIAL TO APEX LEASE BUYOUT; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Lori Boyer explained that the resolution was presented at the prior month's meeting and had gone through the Budget and Finance Committee. It was initially deferred at the Board level due to the REPD Committee not yet making a recommendation. Since then, the buyout received unanimous approval from both the REPD Committee and the Board. The resolution now included funding and a funding source, also unanimously supported by the Finance Committee. Boyer concluded the matter was fully resolved.

Board Chair Krechowski opened the floor for discussion.



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Board Member Hirabayashi asked CEO Boyer to clarify that the amount of the buyout was \$950,000. CEO Boyer responded that he was correct.

Board Member Hirabayashi mentioned that as he looked at the figures \$500,000, \$257,500, it was \$875,000 and he asked how those figures came together. CEO Boyer responded that the discrepancy was in the title and that it was a typo. The title stated \$125,000 from Northbank professional services, but it should be \$225,000.

Board Chair Krechowski asked, because discrepancy was a scrivener's error, if they could just do a motion instead of an amendment. CEO Boyer responded yes and that it was a scrivener's error because the operative language on the second page of the resolution was correct.

Board Chair Krechowski called for a motion on the resolution with the correction.

Motion: Board Member Wohlers motioned to approve the resolution with a scrivener's error correction.

Seconded: Board Member Heavener seconded the motion.

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

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

MOTION PASSED UNANIMOUSLY 7-0-0

E. RESOLUTION 2025-05-04 DVI RESEARCH CONTRACT REVISION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") MODIFYING THE TERMS OF THE CONTRACT WITH DOWNTOWN VISION FOR RESEARCH ASSISTANCE, THE SPECIFICS OF WHICH ARE INCLUDED HERETO AS EXHIBIT 'A'; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Allan DeVault explained that the item addressed two issues. First, there had been a scrivener's error where the timeline was mistakenly listed as June through December to indicate 18 months, when it should have started in July. After consulting with DVI, they decided to begin earlier, adjusting the start date to May 1st and the end date to October 31st, maintaining the 18-month term. All tasks would still be completed on time and at the same cost. The only change was moving the schedule up by a month.

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

Motion: Board Member Heavener motioned to approve the resolution.

Seconded: Board Member Hooper seconded the motion.



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Board Chair Krechowski called for a vote on the resolution.

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

MOTION PASSED UNANIMOUSLY 7-0-0

F. LATE ADDITION: RESOLUTION 2025-05-07 801 W BAY STREET PURCHASE OPTION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE OPTION OF ACQUISITION BY PURCHASE OF THAT PROPERTY ADDRESSED AS 801 WEST BAY STREET IN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE, FURTHER IDENTIFIED BY DUVAL COUNTY TAX PARCEL 074487 0010; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; IN THE EVENT THE PROPERTY IS ACQUIRED THROUGH MEANS OTHER THAN A PURCHASE, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO BRING TO THE BOARD A RESOLUTION RESCINDING THIS RESOLUTION 2025-05-07; PROVIDING FOR AN EFFECTIVE DATE.

CEO Lori Boyer explained that the resolution addressed recent City Council actions related to 801 West Bay and aimed to resolve three key items:

- **Redevelopment Agreement Contingency:** If the developer rejected Pad B due to due diligence, the City could purchase 801 West Bay. The agreed price was adjusted from \$6,957,000 to \$6,950,000, and the resolution sought Board approval for this.
- **Council Legislation:** A companion bill from Councilman Salem directed DIA to recommend a purchase price. Boyer recommended \$6,950,000 based on three appraisals.
- **Authority to Execute:** The resolution authorized DIA to complete the purchase if Council amended the legislation, avoiding delays before the June 10 vote.

Boyer noted the price was the average of two City appraisals and one developer appraisal, a standard approach in public transactions, and the developer accepted the value.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Chair Krechowski asked if the resolution covered both scenarios, if the land swap is approved and if it is not. CEO Boyer responded yes, it addresses both.



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Board Member Hooper asked if due diligence fails, what price would apply, \$6.95M or a lower value. CEO Boyer responded that if due diligence fails, the purchase price would be \$6.95M. The lower price of \$6.35M, a substitute for the \$6.75M, would only apply if the Council fails to approve incentives within 15 months.

Board Member Wohlers asked who would decide if the due diligence findings were serious enough to cancel the swap. CEO Boyer responded that the developer has the right to reject the property during the due diligence period.

Board Member Bailey asked if the resolution was also DIA's response to the Council's request for a price recommendation. CEO Boyer responded yes and that section 2 recommended \$6.95M as the purchase price, based on the average of three appraisals.

Board Member Hooper asked if the developer could renegotiate a lower price due to findings. CEO Boyer responded that that option was not realistic and that any changes would require Board approval and Council amendments. She explained that staff has no authority to renegotiate those terms.

Board Member Fetner asked if language was needed in the resolution stating that Council would need to transfer funds to DIA for the purchase. CEO Boyer responded that the pending legislation would transfer the funds appropriately to the CRA to make the purchase possible.

Board Member Fetner also asked if an extraordinary vote by Council would be needed if the purchase exceeds appraisal averages. CEO Boyer responded no and explained that the rule only applies if the appraisal information is kept confidential and this is public.

Board Member Fetner also asked if all appraisals should be based on the same valuation approach, either "as-is" or development potential. CEO Boyer responded it does make a difference in the values, but city appraisers aren't comfortable appraising development potential without a concrete plan.

Board Member Hirabayashi asked how the \$6.95M price was determined. CEO Boyer responded through negotiations. DIA averaged two City appraisals and the developer's appraisal.

Board Member Hirabayashi also asked what the appraised value of Riverfront Plaza Pad B was. CEO Boyer's responded that it is \$3.4 million.

Board Member Heavener asked if they should clarify in the resolution that the DIA prefers the land swap over the purchase. CEO Boyer responded that the language was amended to reflect that the DIA's preference is for the exchange, and the purchase is only a backup if the exchange fails.

After much discussion and recommendations for amendments, CEO Boyer read aloud the following amendments:

- Revised "Whereas" Clause (Page 2, Second Clause): "Whereas City Council Ordinance 2025-0319, pending before City Council, effectuates the preference of the DIA Board to



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move forward with the property exchange, it also authorizes the purchase of the 801 West Bay Street parcel as an alternative to acquisition through property exchange, if amended by Council.”

- Revised Section 2: “In the event the exchange is approved by City Council, but Riverfront Plaza Pad B is rejected during due diligence, the DIA authorizes its Chief Executive Officer to take all necessary steps to acquire 801 West Bay Street for a purchase price of up to \$6,957,000.”
- Revised Section 3: “In the event City Council amends Ordinance 2025-0319 to require a direct cash purchase, the DIA recommends that a reasonable cash purchase price for 801 West Bay Street is an average of the three appraised values, up to \$6,957,000.”

Board Chair Krechowski called for a motion to amend the resolution as stated by CEO Boyer.

Motion: Board Member Hirabayashi motioned to approve the amendment to the resolution.

Seconded: Board Member Heavener seconded the motion.

Board Chair Krechowski opened the floor for discussion on the amendments.

Responding to Board Member Bailey’s question, Board Chair Krechowski explained that the language "up to \$6.95M" was included to allow flexibility if the final purchase price is negotiated lower and to avoid being bound to the exact amount.

Board Member Hooper asked what would happen if 801 West Bay failed DIA’s due diligence. CEO Boyer responded that UF was also doing due diligence and if they reject the property, DIA automatically rejects it too.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0

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

Motion: Board Member Heavener motioned to approve the resolution s amended.

Seconded: Board Member Bailey seconded the motion.

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

Vote: Aye: 7 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 7-0-0



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G. LATE ADDITION: RESOLUTION 2025-05-08 DIA TID FUNDING PRIORITIES

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA CONFIRMING THE PROJECT PRIORITIES ESTABLISHED THROUGH THE ANNUAL BUDGET PROCESS THAT BEGAN IN JANUARY WITH A REVIEW OF ALL FUNDS ON HAND AND ALL PROJECTS IN THE CRA PLAN AS WELL AS FUNDING OF POTENTIAL INCENTIVES FOR NEW PRIVATE PROJECTS; DIRECTING ITS CHIEF EXECUTIVE OFFICER TO COMMUNICATE TO CITY COUNCIL THAT THERE IS NO CHANGE IN THOSE PRIORITIES AND NO FUNDING FROM THE TAX INCREMENT DISTRICT AVAILABLE FOR TRANSFER TO FACILITATE THE JULIETTE TE BALCONY INCENTIVE REQUEST PENDING BEFORE CITY COUNCIL; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Lori Boyer explained that the resolution addressed concerns raised during a recent City Council Finance Committee meeting regarding the funding of the Juliette Balcony project under the Downtown Preservation and Revitalization Program (DPRP). The program replaced the old Historic Trust Fund and was designed to use general fund dollars, not tax increment financing (TIF). The Finance Committee questioned DIA’s priorities and potential TIF use for the Juliette Balcony project, but CEO Boyer and Board Chair Krechowski reaffirmed focus on core city-owned projects. She explained that the resolution confirmed DIA's existing priorities and stated that no additional TIF funds were available for Juliette Balcony, except for the potential use of the \$1.2 million. It also informed Council that DIA would not prioritize Juliette Balcony over core city-owned revitalization efforts.

Board Chair Krechowski reaffirmed that the Juliette Balcony project followed program guidelines and was meant to be funded by the general fund. He acknowledged Council's concerns but stood by the Board’s prior decisions to prioritize key urban core projects and opposed shifting funds in response to external pressure.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Member Fetner asked how the Juliette Balcony project came through DPRP rather than another DIA-controlled incentive. Mr. Steve Kelley responded that the applicant, Alan Cottrell, applied through the DPRP program, which he’s familiar with. The program had specific guidelines, and his application met them.



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Board Member Fetner also asked if the developer applied for any other DIA incentives. Mr. Steve Kelley responded that they could pursue other incentives like a façade grant.

Board Member Fetner asked if funding was available when the DPRP grant was recommended. CEO Boyer’s response was not really and explained that there are general fund reserves, but Council decides how to allocate those.

Board Member Hooper asked what would happen if Council doesn’t approve the funding. CEO Boyer responded that they could go back to DIA and talk about other options.

Board Member Bailey asked if there was a scenario where the first whereas clause on page two could be construed as the Board offering \$1M and making it available to Council. CEO Boyer responded yes and that it could be construed that way but then explained how the CRA budgets work and permitted uses.

Board Chair Hirabayashi questioned whether that verbiage should be included at all. CEO Boyer suggested deleting that entire whereas clause and then having future conversations about how to backfill the Juliette Balcony project.

Motion: Board Member Wohlers motioned to amend the resolution to remove the top “whereas” clause on page 2 of 2 of the resolution.
Seconded: Board Member Caffey seconded the motion.

Board Chair Krechowski called for a vote on the amendment.

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

MOTION PASSED UNANIMOUSLY 7-0-0

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

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

Board Member Hooper mentioned how the Board ranked their project priorities and asked if they were assuming the Juliette Balcony project was a side project for City Council programs. Mr. Kelley responded yes and explained.

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

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

MOTION PASSED UNANIMOUSLY 7-0-0



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IV. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the CRA meeting at 5:21 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



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MEETING MINUTES

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

Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, 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 5:21 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. APRIL 16TH, 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 Heavener seconded the motion.

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

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

MOTION PASSED UNANIMOUSLY 7-0-0

B. RESOLUTION 2025-05-05 FORD ON BAY FENCING

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") IN ITS CAPACITIES AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK, AND SOUTHSIDE, COMMUNITY REDEVELOPMENT AREAS ("CRA") AND THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO SECURE WITH FENCING THAT PROPERTY COMMONLY REFERRED TO AS "THE FORD ON BAY"; AUTHORIZING THE EXPENDITURE OF UP TO \$35,000 FROM THE DOWNTOWN



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ECONOMIC DEVELOPMENT FUND, CAPITAL IMPROVEMENTS OTHER THAN BUILDINGS ACCOUNT; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Lori Boyer explained that the Ford on Bay property, which is eventually slated for disposition, had become a popular but unregulated parking area. While authorized uses—like Deck the Chairs’ event parking—had been coordinated properly through Parks and with insurance, many others were parking there without permission. The unauthorized use raised liability concerns and drew complaints from JSO and others. The resolution requested \$35,000 to install fencing around the lot, with multiple gates to allow access for permitted events like the Jazz Festival or approved parking with proper insurance.

Board Chair Krechowski opened the floor for discussion.

Board Member Hooper asked what type of fence is being proposed and will it be a big chain link fence. CEO Boyer responded that she hoped not and that she didn’t know the answers. Mr. Allan DeVault clarified that it would be a chain link fence with wind screening or DIA-branded banner coverings, as required downtown.

Board Member Hooper also asked if the fence would make the site look ugly, especially with nearby storefronts and outdoor seating. CEO Boyer noted it was a valid issue, explaining the site was originally left open for use, but unregulated parking became a liability. The fence aims to prevent unauthorized use while still allowing approved public events.

Board Chair Krechowski mentioned that it was a risk management issue.

Board Member Fetner asked if DIA had considered using bollards instead of a fence. CEO Boyer responded yes and explained that bollards were previously used, but people drove around them. Board Chair Krechowski explained more.

Board Chair Krechowski called for a motion on the resolution.

Motion: Board Member Heavener motioned to approve the resolution.

Seconded: Board Member Bailey seconded the motion.

Board Chair Krechowski opened the floor for further discussion.

Motion: Board Member Fetner motioned to amend section 2 of the resolution to read "The DIA Board hereby instructs its CEO to secure the Ford on Bay property through a mix of bollards and fencing to preserve river views where possible."

Seconded: Board Member Hirabayashi seconded the motion.

Board Chair Krechowski opened the floor for further discussion.



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Board Member Hooper asked if it was a risk to the city if it was still open to the public even if it is fenced off. CEO Boyer responded yes and added that risk management advised that DIA is supposed to secure the property that is not public property, or a public park.

Board Krechowski recommended deferring the resolution and asking Mr. Perola to come back a provide more details.

Board Member Hooper expressed that he wanted to be supportive of JSO and other professionals asking for the fence.

Board Member Hirabayashi asked if the proposed amendment would affect the \$35,000 budget.

Board Member Fetner mentioned that there were bollards, but it looked as though there were not enough to constrain the area facing Bay Street where vehicles were getting in.

CEO Boyer mentioned that they had Mr. Parola's staff report to rely on but suggested they either defer the resolution until Mr. Parola's return or amend it with the \$35,000. She added that Mr. Parola would tell them that \$35,000 would not be enough.

Board Member Heavener agreed with deferring the resolution because of Mr. Parola's absence.

Responding to Board Chair Krechowski, Mr. John Sawyer explained that deferring a resolution had priority over the existing motion.

Motion: Board Member Hooper motioned to defer the resolution
Seconded: Board Member Heavener seconded the motion.

Mr. Bill Delaney, Mayor's Office, commented that the issue highlighted the importance of DIA's approach to swiftly disposing of city-owned properties, such as the Snyder Memorial Church and the Landing site. He noted that when properties sit idle too long, the public begins to treat them as informal parks or lawns, which can lead to complications. He emphasized the value of timely redevelopment to prevent such issues.

Board Chair Krechowski called for a vote to defer the resolution.

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

MOTION PASSED UNANIMOUSLY 7-0-0

C. RESOLUTION 2025-05-06 TRANSITION PROFESSIONAL SERVICES

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") IN ITS CAPACITIES AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK, AND SOUTHSIDE, COMMUNITY REDEVELOPMENT AREAS ("CRA") AND THE PUBLIC ECONOMIC DEVELOPMENT AGENCY FOR



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DOWNTOWN, APPROVING UP TO \$48,000 FROM ITS ADMINISTRATIVE BUDGET FOR THE PROCUREMENT OF PROFESSIONAL SERVICES AS DESCRIBED HEREIN; AUTHORIZING ITS BOARD CHAIR TO NEGOTIATE TERMS AND CONDITIONS, PROVIDING SUCH ARE CONSISTENT WITH AND IN FURTHERANCE OF THOSE SERVICES DESCRIBED HEREIN; AUTHORIZING THE BOARD CHAIR, OR OTHER DISGNATED, AUTHORIZED SIGNATORY, TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION INCLUDING THE EXECUTION OF CONTRACT(S); PROVIDING AN EFFECTIVE DATE.

Board Chair Krechowski explained that the resolution, originally introduced by Mr. Parola, was intended to ensure continuity during the CEO transition. With interviews for a new CEO scheduled in the coming weeks, the resolution proposed retaining CEO Lori Boyer as a part-time consultant to help maintain momentum on key projects and avoid operational delays. This arrangement aligned with the directives from the Board, City Council, and the administration to keep progress moving.

CEO Boyer added that, due to budget constraints allowing only one CEO position, she could not stay in that role once a new CEO was hired. The solution, developed with Mr. Parola and Board Chair Krechowski, was to bring her on through a temporary consulting contract.

Board Member Bailey expressed that she was very much in favor of retaining CEO Boyer's involvement.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski called for a vote on the resolution.

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

MOTION PASSED UNANIMOUSLY 7-0-0

III. 2025-2026 DIA GOVERNING BOARD SLATE OF OFFICERS

Member Heavener shared that the Nominating Committee unanimously approved a new slate of officers to ensure continuity during the CEO transition: the current chair (Board Chair Krechowski) would remain, Member Fetner would become vice chair, and Member Wohlers would serve as secretary. The board ratified the slate unanimously.

IV. CEO INFORMATIONAL BRIEFING

A. DOWNTOWN PROJECT UPDATE AND CEO REPORT



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Board Chair Krechowski gave the floor to CEO Boyer for the CEO Update.

CEO Lori Boyer kept her report brief due to two walk-on resolutions and a previous meeting. She noted that the Optimization Study RFP had been on the street for over 30 days with no bids, prompting a one-week extension to May 28. She encouraged planning and design firms to apply.

She updated the board on new City Council legislation related to downtown redevelopment:

- Councilman Arias introduced long-awaited parking legislation tied to previous board actions.
- Councilman Carlucci introduced a bill proposing a new funding program focused on Ford on Bay, the courthouse annex, and the Daniel Building, along with advancing Southbank restaurant funding.
- Councilman Carrico proposed legislation increasing DIA's autonomy, including higher incentive thresholds and a requirement to submit a five-year capital plan. It also included a clause allowing Council to approve or remove the CEO by a simple majority, which she flagged as a concern for the ongoing CEO search.

CEO Boyer reviewed DIA's organizational structure and staff roles, linking them to board priorities, and urged members to consider the breadth of responsibility when selecting a new CEO. She encouraged members to participate fully in the search and in upcoming Special Committee meetings, noting date changes may occur.

She also promoted a June 4th ULI North Florida Downtown event, encouraging attendance to hear from regional developers and mayors, especially as DIA is a sponsor.

V. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 5:51 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.