Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Meeting
Thursday, August 14th, 2025
10:00 AM

Retail Enhancement and Property Disposition Committee Meeting
MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:
Jill Caffey (Chair); Carrie Bailey; Sondra Fetner, Esq.; John Hirabayashi; Patrick Krechowski, Esq. (Ex Officio)

DIA Board Members in Attendance: Cameron Hopper

DIA Staff Present: Colin Tarbert, DIA CEO**;** Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

Mayor's Office Present: None

Council Members Present: None

I. CALL TO ORDER

Committee Chair Jill Caffey called the Retail Enhancement and Property Disposition Committee Meeting to order at 10:01 AM and invited everyone to introduce themselves.

II. PUBLIC COMMENTS

There were no public comment requests.

III. FORM 8B: VOTING CONFLICT DISCLOSURES

There were no voting conflict disclosures.

IV. JULY 10TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL

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

Motion: Committee Member Fetner moved to approve the meeting minutes.
Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no discussion, Committee Chair Jill Caffey called for a vote.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

V. RESOLUTION 2025-08-01 Tavola Trattoria

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO TAVOLA SAN MARCO LLC ("TAVOLA TRATTORIA" OR "GRANTEE"), TO ESTABLISH A RESTAURANT IN A PROPERTY OWNED BY KINGS AVE PROPERTIES LLC LOCATED AT 1037 HENDRICKS A VE JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE SOUTHSIDE CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-01, involved Tavola Trattoria, a 4,500-square-foot Italian restaurant proposed by Carl Garrett in San Marco. The restaurant would be located in the former ReadyArts campus near BB's and was expected to create 25 to 40 jobs. The construction budget was approximately $600,000, not including furniture and equipment, and the grant request was $135,000 based on the core area rate of $30 per square foot. The project scored 40 out of 55 on the evaluation rubric.

Committee Chair Caffey opened the floor for discussion.

Board Member Hooper: Why is the HVAC cost for Tavola Trattoria so high?
Allan DeVault: The building currently has no HVAC system. The cost is consistent with similar restaurant projects, such as one at Friendship Fountain, and reflects the need for a full new installation, likely with exposed ductwork.

Seeing no further discussion, Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.
Seconded: Committee Member Bailey seconded the motion.

Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VI. RESOLUTION 2025-08-02 11 SALON ON THE SOUTH BANK

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE SOUTHSIDE COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") APPROVING THE A WARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO SALON ON THE SOUTHBANK ("OR "GRANTEE"), TO ESTABLISH A SALON, SPA, SUITES AND BOUTIQUE IN A PROPERTY OWNED BY KINGS AVE PROPERTIES LLC LOCATED AT 1038 KINGS AVE JACKSONVILLE, FL 32207; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE

DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE SOUTHSIDE CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-02 concerned Salon on the South Bank, a salon expansion proposed by Amanda Kellaway. The business planned to relocate to a 2,675-square-foot space on Kings Avenue due to the sale of its current building. The new location would allow for expanded services, including wellness treatments and medical-grade scalp therapy in partnership with Ackerman Cancer Center. The construction budget was $225,000, with $193,000 in eligible expenses, and the grant request was $80,250. The project scored 33 out of 55.

Committee Chair Caffey opened the floor for discussion.

Committee Member Hirabayashi: What does the salon's medical partnership for cancer patients involve?
Amanda Kellaway, Applicant: The salon has partnered with Ackerman Cancer Center to provide therapeutic scalp treatments for patients undergoing proton therapy. Services include scalp detoxing, follicle analysis, and microneedling to promote hair regrowth.

Board Chair Krechowski: What is the status of the building where the salon is currently located?
Mr. Allan DeVault: The building has been listed for sale within the past six months, creating uncertainty for the tenants, including the salon.

Committee Member Bailey: How does this existing salon qualify for the grant?
Allan DeVault: The program allows grants for businesses that are expanding services or relocating due to non-financial extenuating circumstances. In this case, both conditions apply.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.
Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no further discussion, Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VII. RESOLUTION 2025-08-03 KOTO

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE NORTHBANK DOWNTOWN COMMUNITY DEVELOPMENT AGENCY ("GRANTOR") APPROVING THE A WARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO THE KOTO JAX, LLC ("GRANTEE") TO ESTABLISH AND OPERA TE A FOOD AND BEVERAGE BUSINESS IN A PROPERTY OWNED BY SADS INC LOCATED AT 927 FORSYTH STREET WEST JACKSONVILLE, FL 32202; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT (FORGIVABLE LOAN SECURED BY A NOTE); AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENTS; AND FINDING THAT THE DEVELOPMENT PLAN IS CONSISTENT WITH THE DIA'S BUSINESS INVESTMENT AND DEVELOPMENT

PLAN, INCLUDING THE NORTHBANK CRA PLAN ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Resolution 2025-08-03, involved Koto, a Japanese Izakaya restaurant and listening lounge proposed by Pearl Hospitality Group. The project would occupy the first two floors of a historic building at 927 W. Forsyth Street, totaling 5,200 square feet. The construction budget was $692,000, and the grant request was $130,000 based on square footage calculations. The project scored 42 out of 55 and was also unanimously approved.

Committee Chair Caffey opened the floor for discussion.

Committee Member Fetner: It's a cool concept with great food and I'm really happy to see them coming downtown.

Committee Member Bailey: I'm also really excited and want to wish these guys all the luck in the world.

Board Member Hooper: Will the mural on the west side of the Koto building be removed?
Paul Sifton, Property Owner: No, the mural will remain. The property owner confirmed it has been preserved with a new UV-protective clear coat and will stay as part of the building's character.

Committee Chair Caffey called for a motion on the resolution.

Motion: Committee Member Fetner moved to approve the resolution.
Seconded: Committee Member Hirabayashi seconded the motion.

Seeing no further discussion, Committee Chair Caffey called for a vote on the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 5-0-0

VIII. OTHER DISCUSSIONS

Guy Parola reminded the committee about the upcoming City Council Finance Committee Budget Hearing and discussed potential reallocation of funds to support the Downtown Preservation and Revitalization Program (DPRP), as well as the allocation of legal services costs across CRA districts.

IX. ADJOURNMENT

Seeing no further discussion, Committee Chair Caffey adjourned the meeting at 10:29 am.

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.