



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, May 15th, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
DRAFT MEETING MINUTES

DIA Board Members (BM): Jim Citrano, Board Chair; Sondra Fetner, Esq.; Patrick Krechowski, Esq.; Micah Heavener; Melinda Powers, Esq.; Scott Wohlers, Braxton Gillam, Esq.; Carol Worsham

Mayor’s Office: None

Council Members: None

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; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 2:02 pm by Jim Citrano, Board Chair. This was followed by the Pledge of Allegiance and 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:

Katherine Mosley	Supports Lori Boyer as CEO
John Nooney	Parking Issues

Board Chair Citrano welcomed Kaylyn Mira as an intern for DIA and suggested she spend a lot of time with Steve Kelly.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Citrano declared a voting conflict for Resolution 2024-05-02 Players Grille and advised that he would abstain from the vote.



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B. April 17th, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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

Motion: Member Worsham motioned to approve the meeting minutes.

Second: Member Heavener seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

C. CONSENT AGENDA

Board Chair Citrano called for a vote on the consent agenda which included Resolutions 2024-05-03, 04, and 05.

Motion: Member Gillam motioned to approve the consent agenda.

Second: Member Worsham seconded the motion.

Seeing no discussion, Board Chair Citrano called for a vote on the consent agenda.

Member Wohlers thanked DIA staff for negotiating the Related deal for the city. He mentioned that the ratio is far above the desired 1.1 and that it's a great deal for the Southbank in a premier location.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

D. RESOLUTION 2024-05-02 PLAYERS GRILLE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM GRANT TO PLAYERS GROUP, LLC (“PLAYERS GRILLE” OR “GRANTEE”), TO ESTABLISH A FOOD AND BEVERAGE BUSINESS IN THE HOME2SUITES HOTEL LOCATED AT 600 PARK STREET JACKSONVILLE FL 32204 WHERE APPLICANT MAINTAINS A LEASE FEE INTEREST; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A GRANT AGREEMENT



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(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.

Mr. Allan DeVault explained that the resolution was not on the consent agenda only because of a quorum issue during the committee meeting and that it did pass 2-0-0. He provided a brief history of the Players Group, their locations, and commitment to the City of Jacksonville. Mr. Allan provided a brief summary of the staff report, construction budget, scoring matrix, and maximum funding.

Motion: Member Gillam motioned to approve the resolution.
Seconded: Member Worsham seconded the motion.

Board Chair Citrano opened the floor for discussion.

Board Member Gillam expressed that this was the type of project the city needs more of and that he was in favor of it.

Board Member Worsham echoed Member Gillam's comments and expressed that she was happy to see the retail enhancement grant being used.

Board Member Krechowski also expressed that he was happy to see the project, a local developer and owner, and then shared that he was in favor of the project.

Board Member Fetner mentioned that this project is a big win for the area and that this is excellent work on behalf of DIA and everyone involved.

Board Member Powers mentioned being at the ribbon cutting and stated that it was delightful. She finished that she was in favor of the project.

Board Chair Citrano reiterated that he would not vote on the resolution but that he was excited about the project and future projects from the applicant.

Board Chair Citrano called for a vote on the resolution.

Vote: Aye: 7 Nay: 0 Abstain: 1

MOTION PASSED UNANIMOUSLY 7-0-1



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E. RESOLUTION 2024-05-06 ONE RIVERSIDE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING REVISIONS TO, AND RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE RESTAURANT IMPROVEMENTS DEFINITION, THE PERFORMANCE SCHEDULE AND THE DURATION OF THE PHASE 1 RETAIL REV GRANT AND OTHER ASSOCIATED TERMS OF THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY, DIA, AND FUQUA ACQUISITIONS, LLC, DATED DECEMBER 20, 2021 (THE “RDA”) AS ASSIGNED TO FUQUA BCDC ONE RIVERSIDE PROJECT OWNER, LLC, (THE “DEVELOPER”) AND AS MODIFIED BY AMENDMENT ONE THERETO DATED OCTOBER, 2022; THE TERMS OF THE SECOND AMENDMENT SHALL INCLUDE, AMONG SUCH OTHER ITEMS AS MAY BE APPROVED BY CITY COUNCIL, THE MODIFICATIONS IDENTIFIED IN THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AS AMENDED REMAINING UNCHANGED EXCEPT AS MAY BE MODIFIED BY ANY SETTLEMENT AGREEMENT BETWEEN THE CITY AND DEVLOPER; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution went to the Strategic Implementation Committee but it had an amendment. She explained that there were three changes to the redevelopment agreement that had already been executed and then described the changes. CEO Boyer explained that the amendment was to delete sub-section 5 and then renumber sub-section 6.

Board Chair Citrano called for a motion on the amendment.

Motion: Member Worsham motioned to approve the resolution as presented.
Seconded: Member Heavener seconded the motion.

Board Chair Citrano opened the floor for discussion.

Board Member Gillam mentioned that there was a dispute with the developer over timing and asked if the dispute was resolved. CEO Boyer responded no and that the disputes are being resolved. She mentioned that they are a part of a settlement agreement negotiated by OGC that is nearly in final form. Member Gillam provided the background for the project and explained that he can’t see moving forward with the project until the dispute is settled.

John Sawyer, Office of General Counsel, explained that the settlement agreement has been negotiated and agreed to. He added that the settlement and amended documents would be in the same legislation that would be filed with city council the following week and



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hopefully would be approved on the same track. He concluded that the settlement agreement would resolve the disputes between the parties.

Lori Boyer encouraged the Board to offer an amendment that the resolution is only approved contingent on the approval of the settlement agreement, but then also approve only the restaurant portion of the resolution that is already under construction.

Board Member Gillam withdrew his motion for resolution.

Steve Diebenow agreed with CEO Boyer's recommendations to amend the resolution and mentioned that they cannot slow the project down or it would make problems worse.

Motion: Member Gillam motioned to amend the resolution to modify the requirements relative to the restaurant and approval of the rest of the resolution be contingent on settlement approval.

Seconded: Member Worsham seconded the motion.

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

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

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

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

IV. ADJOURNMENT

Seeing there were no further questions and comments, Board Chair Citrano adjourned the CRA meeting at 2:38 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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Mayor’s Office: None

Council Members: None

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; 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 2:38 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. APRIL 17TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

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

Motion: Member Worsham motioned to approve the meeting minutes as presented.

Second: Member Wohlers seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

B. CONSENT AGENDA

Board Chair Citrano called for a vote on the consent agenda which included Resolutions 2024-05-07.



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Motion: Member Krechowski motioned to approve the consent agenda.

Second: Member Worsham seconded the motion.

Vote: Aye: 8 Nay: 0 Abstain: 0

C. RESOLUTION 2024-05-01 CEO CONTRACT

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE NEGOTIATION OF A NEW EMPLOYMENT AGREEMENT BETWEEN THE DIA AND LORI N. BOYER, CHIEF EXECUTIVE OFFICER (“CEO”), FOR A TERM OF ONE YEAR WITH THE OPTION TO EXTEND FOR UP TO ONE ADDITIONAL YEAR; AUTHORIZING THE DIA GOVERNING BOARD CHAIR TO EXECUTE AN “EMPLOYMENT AGREEMENT” IN SUBSTANTIALLY SIMILAR FORM TO THE EXISTING, AS AMENDED; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola explained that the Governance Committee unanimously voted to extend CEO Boyer’s contract for one full year with an additional year extension. He added that the new contract would be treated as an extension of the existing contract and that all the current conditions would remain in force.

Board Chair Citrano called for a motion on the resolution.

Motion: Member Krechowski motioned to approve Resolution 2024-05-01.

Seconded: Member Worsham seconded the motion.

Board Chair Citrano opened the floor for discussion.

Member Gillam expressed his appreciation for CEO Boyer and stated that the DIA is fortunate to have her.

Member Worsham agreed with Member Gillam’s comments and added that CEO Boyer is exceptionally and uniquely qualified to perform the duties as CEO.

Member Heavner asked about for the total number and value of projects being managed by the DIA. CEO Boyer responded that DIA is currently managing 71 projects with just over \$2 billion in projects under construction and just over \$818 million in completed projects. Member Heaver pointed out that there are significant risks to the taxpayer with these projects and discussed the importance of allowing plenty of time for the transition.



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Member Wohlers expressed that he was pleased with CEO Boyer’s work in the Southbank and that he supports extending her contract for another year.

Member Fetner expressed that she appreciated Member Heavener’s request and mentioned that it’s helpful seeing the actual work that’s being done under CEO Boyer’s leadership. She then pointed out that deals in the pipeline are just as important. CEO Boyer agreed and added that they do take up a lot of time.

Member Powers echoed Member Wohler’s statements about the work on the Southbank and mentioned that she is looking forward to the pipeline projects. She expressed that she also supports the resolution to renew the CEO’s contract.

Board Chair Citrano expressed that he agreed with everyone’s comments. He added that CEO Boyer wears many hats other than CEO and that it speaks to her commitment. Board Chair Citrano also expressed that he fully supports the extension, and that CEO Boyer deserves credit for DIA’s tremendous progress.

Board Chair Citrano called for a vote on the resolution.

Vote: Aye: 8 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 8-0-0

Board Chair Citrano reminded everyone that there was Nominating Committee meeting held on May 14th, 2024, and that the Board was supposed to vote on the recommended slate. He then gave the floor to Member Gillam who shared the following recommendations:

- Patrick Krechowski – Chair
- Micah Heavener – Vice Chair
- Sondra Fetner – Secretary

Board Chair Citrano mentioned that he can contribute but felt that it was best for the new members to step up in the leadership roles.

Board Chair Citrano then opened the floor for discussion.

Member Krechowski asked if there were any nominations from the floor, to which there were none.

Board Chair Citrano called for a vote on the slate as presented.

Vote: Aye: 8 Nay: 0 Abstain: 0



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MOTION PASSED UNANIMOUSLY 8-0-0

CEO Boyer mentioned that there was discussion about amending the bylaws concerning the responsibilities of the Board Chair's role as ex officio. It was recommended that the vice chair also serve in the ex officio capacity to help with quorum requirements. She added that the DIA may be getting additional appointees which would also help with quorum requirements.

Board Chair Citrano shared that there was a full slate of 9 board members when he joined the Board, so there were less issues meeting the quorum requirement. He also mentioned that accelerating the process to get a full board would be helpful.

Member Gillam mentioned that creating the process of the consent agenda meant more work for committees and puts a greater burden on the chair when short on members.

Board Chair Citrano advised that the committee meetings were working meetings, less formal than the Board meetings, and that he's a big believer in the committee process. He then reiterated the necessity of a full board.

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

Concerning new business, CEO Boyer mentioned that a number of individuals are interested in the East Landing Lot. She advised the Board to expect individual conversations and possibly discussion at the next REPD committee meeting geared around creating a process and setting parameters for those interested individuals.

She also mentioned phone calls to the Board and previous discussions about the Riverfront Plaza Development Pad and what would be included in the RFP. She advised the city's budget for the CIP Project for the park includes enough funding to for the pedestrian ramp and the backside of the beer garden. So, there's nothing that the development pad decision will hold up. She then explained future decisions and how they would affect the project moving forward.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, CEO Boyer described various project updates (see below) and then reviewed performance measures.

- Media clarifications
- Parking: Beginning negotiations with Reef on new contract



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- Southbank PUD rezoning for Self-storage
- Architectural Services RFP is being scored and results should be available in the next two weeks
- Capital Projects Update
- Development Updates
- Pending Legislation
 - 2023-0621 Second amendment to One Riverside was deferred by the Developer
 - 2024-0152 Self-Storage PUD Southbank application is filed

Board Chair Citrano advise that the initial special committee meeting was a very productive. He spoke on the perception and promotion of the Downtown Core. He then thanked everyone for being in attendance.

Board Member Krechowski mentioned that it was good to hear about all the things the DIA has in the works and then asked for an update on the DORO Rise project. CEO Boyer responded that the developer is ready to start reconstruction and looking for additional incentives. She explained the details such as REV and completion grant requirements, underwriting terms, insurance, and future conversations. Steve Kelley advised that he was expecting the necessary financial information from the developer some time that week.

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Citrano adjourned the DIA meeting at 3:34 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.