



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
***Wednesday, February 19th, 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; Jill Caffey; John Hirabayashi; and Cameron Hooper

**Mayor's Office:** Mike Weinstein, Chief of Staff

**Council Members:** Council Member Raul Arias, District 11; Council Member Ronald Salem, Council Member At Large Group 2

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wade McArthur, Property Disposition Manager; Allan Devault, Project 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 2:02 p.m. and asked for introductions from the Board and Staff.

Council Member Ronald Salem, Council Member at Large, highlighted the significance of the University of Florida graduate campus development for Jacksonville and announced he was sponsoring legislation for the former Interline Brands property, with a \$4 million starting offer. He encouraged collaboration and welcomed questions to ensure the project's success.

Mike Weinstein, Chief of Staff, explained that the mayor supported the LaVilla site from the start, with extensive consideration of options and appraisals. The mayor prioritized staying within the city's \$100 million budget, avoiding extra costs. The proposal would go to Council in May for further negotiations before a final decision.

**II. PUBLIC COMMENTS**

None

**III. COMMUNITY REDEVELOPMENT AGENCY**

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

Board Member Sondra Fetner was advised to wait until the DIA portion of the meeting to declare her voting conflict.

**B. JANUARY 31ST, 2025, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL**

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



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

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 2025-02-06 21 E Adams Façade and Resolution 2025-02-07 Baptist Allocation of Development Rights.

**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 2025-02-01 SITE A AND SITE B DISPOSITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A 30-DA Y NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STA TUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF APPROXIMATELY 2.36 ACRES OF CITY OWNED PROPERTY PARTIALLY IMPROVED BY A SURFACE PARKING LOT AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0020 ("SITE A") AND APPROXIMATELY 1.22 ACRES OF UNIMPROVED PROPERTY AS DEPICTED ON EXHIBIT B ATTACHED HERETO AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBERS RE# 074836 0000, RE# 074837 0000, RE#074838 0000, RE# 074839 0000 AND RE# 074840 0000 ("SITE B", AND TOGETHER WITH SITE A, THE "PROPERTY"); EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT ("BID") PLAN, INCLUDING THE COMMUNITY**



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**REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer explained that several changes were made to the resolutions for the University of Florida project. These included updating some "whereas" clauses to reference the LaVilla catalyst site and adding a provision for streetscape maintenance and security, which the University would either handle themselves or join an existing effort. The documents provided included redline copies showing the edits and a clean version with all the updates included. The resolutions had already passed through committee and were coming as recommendations. Specific changes included removing a clause on page 2, adding two on page 3, and inserting a section about streetscape and security on page 13 of Exhibit C. CEO Boyer suggested hearing from University of Florida representatives first to get a big-picture view before diving into the details of the resolutions.

Mr. Kurt Dudas, University of Florida Vice President for Strategic Initiatives, kept his remarks brief, thanking the committee for advancing the resolutions and acknowledging the hard work of CEO Boyer and her team at the Downtown Investment Authority. He reaffirmed the University of Florida's enthusiasm for opening a downtown Jacksonville campus and emphasized the urgency of securing the Interline Brands Building at 801 West Bay Street. While he believes this won't be the most important building in the long run, it is crucial now as the initial launch site for students, administration, and degree programs. The University is working on a tight timeline, aiming to open in August, with additional programs starting in January and more by August 2026. He stressed that any delays of even a few months could push back entire academic programs by a full year. Given this urgency, he encouraged timely action while also expressing respect for the Board, the Mayor's office, and City Council in evaluating the best path forward. He concluded by thanking everyone involved and offering to answer any questions.

CEO Lori Boyer explained that Resolution 2025-02-01 concerns the disposition of two vacant city-owned parcels in LaVilla, one being a former Interline property and the other a parking area near the JRTC. The resolution would authorize a 30-day notice for other offers on the property. While all UF-related resolutions received unanimous committee approval, amendments were made, keeping them off the consent agenda.

Board Chair Krechowski called for a motion on the resolution.

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

Seeing no 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 2025-02-02 CONVENTION CENTER DISPOSITION OF OPTION**



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**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 14.71 ACRES OF CITY-OWNED PROPERTY IMPROVED BY A SURFACE PARKING LOT AND CONVENTION CENTER EXHIBIT HALL CONSTRUCTED IN APPROXIMATELY 1987 AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “CONVENTION CENTER PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE HISTORICALLY DESIGNATED 1919 TRAIN STATION AND ASSOCIATED LAND CONSISTING OF APPROXIMATELY 2.13 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S SOUTHERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Boyer explained that the resolution issues a notice of disposition for an option to acquire the convention center site. The option cannot be exercised for at least five years and requires prior development on Sites A and B. The resolution includes the same amendments on the "whereas" clause and streetscape/security as the previous one, with redlined changes provided. No other modifications were made from the committee presentation.

Board Chair Krechowski called for a motion on the resolution.

**Motion:** Board Member Citrano motioned to approve the resolution.  
**Seconded:** Board Member Fetner seconded the motion.

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

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

**MOTION PASSED UNANIMOUSLY 7-0-0**



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**F. RESOLUTION 2025-02-03 TRAIN STATION DISPOSITION OF OPTION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR AN OPTION TO ACQUIRE THE FEE SIMPLE TO APPROXIMATELY 2.13 ACRES OF CITY-OWNED PROPERTY IMPROVED BY AN HISTORICALLY DESIGNATED LANDMARK 1919 TRAIN STATION CURRENTLY USED IN CONJUNCTION WITH THE CONVENTION CENTER AS DEPICTED ON EXHIBIT A ATTACHED HERETO AND A PORTION OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074887 0000, (THE “TRAIN STATION PARCEL”) EXCLUDING FROM SUCH TAX PARCEL THE CONVENTION CENTER EXHIBITON HALL AND PARKING CONSISTING OF APPROXIMATELY 14.71 ACRES AS WELL AS APPROXIMATELY 2.04 ACRES ADJACENT TO SITE’S WESTERN BOUNDARY RESERVED TO THE CITY FOR FUTURE PASSENGER RAIL EXPANSION BOTH AS DEPICTED ON EXHIBIT B; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Lori Boyer explained that the resolution updates the performance schedule for the MOSH Museum Project to reflect its current progress. After the Board approved converting the project to a city-owned museum with MOSH leasing the building, the revised schedule accounts for design changes to address parking concerns. MOSH must maintain its current parking spaces, requiring some redesign. While the overall completion date remains the same, design milestones have been extended.

Board Chair Krechowski called for a motion on the resolution.

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

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

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

**MOTION PASSED UNANIMOUSLY 7-0-0**



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**G. RESOLUTION 2025-02-05 801 W BAY DISPOSITION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH FLORIDA STATUTES AND THE NEGOTIATED DISPOSITION POLICY APPROVED BY ORDINANCE 2022-372-E; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF APPROXIMATELY 2.85 ACRES CURRENTLY OWNED BY 801 BAY ST LLC AND IMPROVED WITH A SURFACE PARKING LOT AND APPROXIMATELY 39,000 SQUARE FOOT OFFICE BUILDING AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074487 0010 AND DEPICTED ON EXHIBIT A (THE “801 W BAY PARCEL”) CONTINGENT UPON ACQUISITION THEREOF BY THE CITY, WHICH PROPERTY, WHICH PROPERTY IS PROPOSED TO BE CONVEYED TO THE CITY FOR REDEVELOPMENT PURPOSES PURSUANT TO RESOLUTION 2025-02-04 AND WOULD UPON ACQUISITION FOR REDEVELOPMENT CONVEYANCE BECOME PROPERTY OF THE NORTHBANK COMMUNITY REDEVELOPMENT AGENCY; EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE 801 W BAY PARCEL IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT B, AND ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT C; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Lori Boyer explained that the resolution is for the disposition of the 801 West Bay property to the University of Florida, contingent upon the city's acquisition of the property. The resolution allows for a 30-day notice period for other bids, after which the property could be conveyed to the University if no better offers are received. She outlined several amendments made since the committee meeting, including removing references to the property swap and clarifying that the property will be acquired by the city before being conveyed to the University. Changes were made to the language on the resolution's pages, particularly emphasizing the contingent acquisition. A streetscape and security amendment was also added, with these changes approved by the University. CEO Boyer offered to answer any further questions.

Board Chair Krechowski noted that there were changes not considered by the committee and stated that a motion would be needed for the resolution, followed by addressing the amendments. CEO Boyer confirmed this.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski called for a motion on the amendments.



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

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

Board Member Hooper disclosed a voting conflict for this resolution.

Board Member Hirabayashi asked if the discussion was solely on the amendments to the resolution

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

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

**MOTION PASSED UNANIMOUSLY 7-0-0**

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

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

**MOTION PASSED UNANIMOUSLY 7-0-0**

**H. RESOLUTION 2025-02-04 GATEWAY ACQUISITION AND DISPOSITIONS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ACQUIRE AN APPROXIMATELY 2.85 ACRE PARCEL WITH IMPROVEMENTS LOCATED AT 801 W BAY STREET IN THE LAVILLA DISTRICT OF DOWNTOWN JACKSONVILLE WITHIN THE COMBINED DOWNTOWN NORTHBANK REDEVELOPMENT AREA AS FURTHER IDENTIFIED IN EXHIBIT A TO THIS RESOLUTION (“801 W BAY STREET”) USING CURRENTLY UNDEVELOPED CRA PROPERTY AS CONSIDERATION FOR SUCH ACQUISITION, AND AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.0 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED IN THE NORTHEAST CORNER OF RIVERFRONT PLAZA AS FURTHER IDENTIFIED IN EXHIBIT B ATTACHED HERETO (“RIVERFRONT PLAZA DEVELOPMENT PAD B”) AND INCLUDING AN OPTION TO ACQUIRE THE FEE SIMPLE INTEREST IN AN APPROXIMATELY 1.7 ACRE PARCEL OF CITY-OWNED REAL PROPERTY LOCATED ON THE EAST SIDE OF THE MAIN STREET BRIDGE IMPROVED BY A SURFACE PARKING LOT AS FURTHER IDENTIFIED IN EXHIBIT C TO THIS RESOLUTION (“EAST LANDING LOT”), EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE RIVERFRONT PLAZA DEVELOPMENT PAD B PROPERTY AND THE EAST LANDING LOT PROPERTY IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT D, AND ESTABLISHING THE TERMS FOR PUBLISHED**



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**NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT E; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA (“CRA”) PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Bryan Moll, CEO of Gateway Jax, thanked the Board, Council Member Arias, and DIA staff, expressing support for the University of Florida’s graduate campus downtown. Using a PowerPoint presentation he discussed the following:

- Interest in 801 West Bay Site
- Planned Development
- Property Valuation
- Appraisal Methods
- Support for Riverfront Plaza
- Preliminary Vision
- Project Timeline
- Repurchase Rights

Board Member Hooper inquired about the incentives that would be requested, the financial connection between the hotel rooms and the park, and the expected completion timeline.

Board Member Hirabayashi asked if the request for \$20 million was a Completion Grant and did not include the REV Grant component.

Board Chair Krechowski suggested that it would be helpful for everyone to understand the next steps as the deal progresses, given that the current stage is focused on disposition and not yet on a development agreement or incentive package.

Board Member Hirabayashi noted they were accepting the project’s cost, incentive request, and equity amount at face value, without fully assessing its viability.

Board Member Heavener raised concerns about whether the project could be funded within the \$12.5 million budget, stressing the importance of having a clear timeframe and the not-to-exceed amount to prevent needing City Council approval.

Board Member Hooper agreed with Heavener, stressing the need for full financial details and questioning the \$20 million cap, noting that a pro forma had not been required for the current proposal.

Mrs. Cindy Trimmer explained that the proposal involved a land swap with appraisals for both properties. She clarified that while they hadn't responded to an RFP (no full pro forma), internal underwriting showed confidence in a \$20 million completion grant request. Trimmer assured full transparency and commitment to presenting the full underwriting process to DIA, DDRB, and





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council. To address concerns, she offered an early repurchase option at a discounted price if the city chooses not to participate.

Board Member Hooper raised concerns that the issues stemmed from the client's request for a land swap rather than a simple \$8 million sale, which led to the rushed process.

Board Member Wohlers asked if DIA had conducted an appraisal of the Riverfront Plaza development site. He also questioned how the city would avoid losing money if the repurchase price of \$6.75 million was higher than the appraised value of \$3.2 million, resulting in a \$3.5 million loss.

Board Member Wohlers acknowledged Council Member Salem's intention to file legislation and asked about the procedural impact if the board proceeds with the disposition while the legislation is being filed and what effects this might have.

Mr. John Sawyer, Office of General Counsel, stated that filing the legislation wouldn't affect the 801 disposition, but could impact the landing parcel. The board could continue negotiating with Gateway or open the process to competitive bidding.

CEO Boyer explained the updated resolution, highlighting several changes. The term sheet was revised to include a not-to-exceed \$20 million completion grant. She clarified language around the repurchase price, which reflected a \$1.25 million reduction compared to Gateway's cash price. The repurchase option applied to both Riverfront Plaza and the East Landing lot. The resolution also included new language about the timeline for incentive approval and repurchase rights. Additionally, changes were made to ensure transparency for third-party bidders. CEO Boyer emphasized that these updates addressed previous concerns raised by the committee.

Mrs. Cindy Trimmer noted that CEO Boyer adequately captured everything they discussed.

Board Member Fetner questioned the removal of language on page 13 about "subject to additional terms," suggesting it should stay as it applies to both 801 West Bay and the development pads. She also asked about the REV Grant, development costs, and the process. She noted confusion in the right of repurchase on page 21, stressing the intent for triggers to be tied to the performance schedule. She also questioned the 15-month exercise period and 18-month expiration. Board Member Fetner asked how the repurchase could be enforced within three months and who would make the decision.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Member Hooper expressed opposition to the land swap, stating that he did not believe it was in the best interest of the city to make a rushed decision.



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Board Member Hirabayashi raised concerns about the price discrepancy, questioning why Gateway, who paid \$4 million for the property, is selling it for \$8 million, but offering it for land worth \$5.5 million. He also questioned the \$6.75 million buyback price, given the property’s \$5.5 million appraisal.

Council Member Arias raised concerns about rushing decisions without full information, especially regarding the incentives package. He highlighted the financial risks, particularly the difference between \$5.6 million and \$8 million or \$6.7 million, and stressed the need for clarity before moving forward.

*(There was a thorough discussion regarding Resolution 2025-02-024. The Zoom recording is available upon request for those interested in the full details of the discussion.)*

Board Chair Krechowski called for a motion to amend the resolution.

**Motion:** Board Member Hooper motioned to take out the land swap portion the resolution.

**Seconded:** Board Member Wohlers seconded the motion.

**Vote: Aye: 2      Nay: 5      Abstain: 0**

**MOTION DID NOT PASSED 2-5-0**

After much discussion and few motions to amend, Board Chair Krechowski gave Board Member Fetner the opportunity to restate her motion to amend the resolution.

**Motion:** Board Member Fetner moved to restate her previous motion to reinsert what was stricken on page 15, and to ensure that the reverter language is triggered by notice from the DIA.

**Seconded:** Board Member Heavener seconded the motion.

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

**MOTION PASSED UNANIMOUSLY 7-0-0**

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

**Vote: Aye: 5      Nay: 2      Abstain: 0**

**MOTION PASSED 5-2-0**

**I. RESOLUTION 2025-02-08 FORMER LANDING ACCESS AGREEMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO EXECUTE A SITE**



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**ACCESS AGREEMENT (“AGREEMENT”) WITH GATEWAY JAX ACQUISITIONS LLC OR AFFILIATED ENTITY THEREOF, THEIR AGENTS, REPRESENTATIVES, EMPLOYEES, CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS FOR THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THOSE CERTAIN CITY OWNED REAL PROPERTIES IDENTIFIED BY REAL ESTATE NUMBERS 074445 0500, 074444 9000, 074444 9020 AND 074445 0000 TOGETHER WITH THAT AREA UNDER THE MAIN STREET BRIDGE EASTERN MOST RAMP AND PORTIONS OF REAL ESTATE NUMBERS 074445 07000 AND 074457 1100, COLLECTIVELY REFERRED TO HEREIN AS “THE PROPERTY” AND ILLUSTRATED BY EXHIBIT ‘A’; AUTHORIZING ITS CEO TO NEGOTIATE TERMS AND CONDITIONS PRIOR TO EXECUTION OF A SITE ACCESS AGREEMENT; INSTRUCTING ITS CEO TO OBTAIN APPROVAL FROM THE CITY’S RISK MANAGER, DIRECTOR OF PUBLIC WORKS AND THE OFFICE OF GENERAL COUNCIL PRIOR TO EXECUTION OF THE AGREEMENT; INSTRUCTING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Guy Parola explained that, similar to a previous resolution granting the University of Florida access to properties for due diligence, this request would allow the University to inspect the property. They need permission from the Board to conduct this work. The agreement would only be signed once the University provides a scope of services for review by the Office of General Counsel, Public Works, and the Environmental Quality Division.

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 Hooper asked if the studies would be available to the Board. Mr. Guy Parola advised that anything the consultant discovers would go to the Board as a matter.

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**

**IV. ADJOURNMENT**

Board Chair Krechowski adjourned the CRA meeting at 4:52 PM.



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*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***

**DIA Board Members:** Patrick Krechowski, Esq.; Micah Heavener; Sondra Fetner, Esq.; Scott Wohlers; Jill Caffey; John Hirabayashi; and Cameron Hooper

**Mayor’s Office:** Mike Weinstein, Chief of Staff

**Council Members:** Council Member Raul Arias, District 11; Council Member Ronald Salem, Council Member At Large Group 2

**DIA Staff:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Wade McArthur, Property Disposition Manager; Allan Devault, Project 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 5:52 PM.

**II. DOWNTOWN INVESTMENT AUTHORITY**

**A. JANUARY 31ST, 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. CONSENT AGENDA**

Board Member Fetner disclosed a voting conflict on the consent agenda item, Resolution 2025-20-09 LaVilla Sounds Event Contribution.

Board Chair Krechowski called for a motion on the Consent Agenda.



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***Wednesday, February 19th, 2025, 2:00 p.m.***

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

**III. CEO INFORMATIONAL BRIEFING**

**A. DOWNTOWN PROJECT UPDATE AND CEO REPORT**

With Board Chair Krechowski’s approval, CEO Boyer skipped the monthly construction update video and opted for a brief CEO Report. She mentioned that Council Member Arias has been leading several legislative efforts, including amending quorum requirements, implementing a parking resolution, addressing downtown noise ordinances, and revising the DPRP program for faster payouts. She added that Mr. Wade McArthur was replacing Mr. Berry in early March and that an experienced city employee would soon be hired for Capital Project Management. She also mentioned that the CEO Search Contract was signed and kick off meeting held.

Key Project Updates

- River’s Edge requested an extension on Central Park to May with most of the work completed except for the restrooms and the pavilion
- Jones Brothers received an extension to the end of March to begin construction
- MOSH has pending legislation
- Iguana’s office building remains on schedule for Feb. 2026
- Union Terminal Groundbreaking was set for March 6th

Board Chair Krechowski asked the Board Members to confirm their availability for an early March Workshop with Jorgenson Pace Inc. and express his desire to keep this on pace and on schedule.

**ADJOURNMENT**

After expressing his appreciation for everyone’s involvement, Board Chair Krechowski adjourned the DIA meeting at 5:02 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.*