



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
***Friday, January 31st, 2025, 9:00 a.m.***

**Community Redevelopment Agency Hybrid Meeting**  
**MEETING MINUTES**

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

**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; 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 9:00 a.m. and asked for introductions from the Board and Staff. He recognized Board Member Jim Citrano and advised that it would be his last Board meeting. He expressed his appreciation for his work with the Board and mentioned formally honoring him at a future meeting. He also mentioned that Board Member Melinda Powers was also resigning from the Board.

**II. PUBLIC COMMENTS**

John Nooney                      8356 Bascom Rd                      JSO Trespass Citation, Jacksonville University, and Pottsborg Creek Acquisition

**III. COMMUNITY REDEVELOPMENT AGENCY**

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

None.

**B. DECEMBER 18TH, 2024, 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 Citrano seconded the motion.

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

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



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

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

**C. RESOLUTION 2024-01-01 DOROTHY'S DOWNTOWN MODIFICATION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY ("GRANTOR") MODIFYING THE REQUIRED HOURS OF OPERATION FOR THAT TERM SHEET RELATING TO DOROTHY'S DOWNTOWN AS PREVIOUSLY APPROVED BY THE DIA VIA RESOLUTION 2024-09-02; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER ("CEO") TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING ENTERING INTO A REDEVELOPMENT AGREEMENT OR FUNCTIONAL EQUIVALENT WITH THE HIDDEN DISTRICT, LLC AND 21 E ADAMS ST, LLC ("GRANTEES"); PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Steve Kelley explained that the Board originally approved a \$167,380 FAB REP grant for Dorothy's restaurant at the former Burrito Gallery site on Adam Street and that the only modification was a reduction in the restaurant's operating hours. Initially, the owner planned broader hours but now requests flexibility to expand as staff and clientele grow. The revised hours are Wednesday–Sunday from 3 PM to 9 or 10 PM, which still aligns with program guidelines. The change slightly lowered the score from 42 to 39, but it was still above the required 30.

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 opened the floor for discussion.

Board Member Fetner mentioned lunch service not being an option at the time and asked is there a plan to update the program accordingly. Lori Boyer responded that staff would not restrict the FAB REP to somebody that's open lunch and dinner or lunch and breakfast and that she thought they should allow for the dinner only opportunity.

Board Chair Krechowski added that he would not want to limit anyone if they were just doing evening hours. Also, maybe they could consider additional incentives to encourage opening during lunch.

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**



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
***Friday, January 31st, 2025, 9:00 a.m.***

**D. RESOLUTION 2025-01-02 FEST PARK AVE SIGNAGE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY PROVIDING TO WJCT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND (\$250,000) FOR DEVELOPMENT OF A MASTER WAYFINDING AND SIGNAGE PLAN TOGETHER WITH FABRICATION AND INSTALLATION OF SIGNAGE FOR THAT CITY-OWNED PROPERTY CURRENTLY LEASED BY GRANTEE; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER ("CEO") TO UNDERTAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING BUT NOT LIMITED TO NEGOTIATION AND EXECUTION OF CONTRACTS, AGREEMENTS OR FUNCTIONAL EQUIVALENTS THEREOF; AUTHORIZING THE TRANSFER OF FUNDS IN ACCORDANCE WITH EXHIBIT 'A' TO THIS RESOLUTION; A PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Guy Parola explained that the resolution is for a contribution of up to \$250,000 to support WJCT with wayfinding and other signage due to disruptions caused by city-led construction projects near Festival Park. Since the city owns the property and wants its tenant to succeed, this funding will cover both past and future signage expenses. The resolution clarifies the approved contribution limit and ensures WJCT follows DDRB review processes. The DIA CEO is authorized to negotiate further terms, and staff will assist with permitting to support the tenant's needs.

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.

Board Chair Krechowski opened the floor for discussion.

Board Member Hirabayashi asked how did staff come up with the \$250,000? Mr. Parola responded that staff anticipate that there's going to be a lot of signage and a lot of wayfinding signage. He then explained the details.

Board Member Heavener asked if the funds were for things that have already been constructed, or the funds for things to be constructed. Mr. Parola responded that it was for both and that they've already incurred expenses.

Board Member Wohlers asked how much has been spent already. Mrs. Hodges, Attorney for WJCT, responded that the costs that have already been incurred were about \$23,000 or \$25,000 and that the bulk of this funding is going towards the new wayfinding.

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



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

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

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

**E. RESOLUTION 2025-01-03 MOSH PERFORMANCE SCHEDULE**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") RECOMMENDING AMENDMENTS TO THE PERFORMANCE SCHEDULE APPROVED IN RESOLUTION 2024-08-01 AND IN THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. ("MOSH") DATED NOVEMBER 1, 2024, ("RDA) AND RELATED DOCUMENTS WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE "CEO") TO AMEND PROPOSED LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND 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. In August, the Board approved converting the project to a city-owned museum with MOSH leasing the building. With City Council funding secured, the revised schedule accounts for design adjustments, addressing parking concerns. MOSH must maintain its current number of on-site parking spaces, requiring some redesign. While the overall completion date remains unchanged, the timeline for design milestones has been extended.

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.

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**

**F. RESOLUTION 2025-01-04 RESCIND BERKMANN APPROVAL**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") DIRECTING ITS CEO TO TAKE ALL NECESSARY ACTIONS TO FORMALLY TERMINATE THE JULY 23, 1999 REDEVELOPMENT AGREEMENT ("RDA") BETWEEN THE CITY OF JACKSONVILLE ("CITY"), DIA AND DB HOLDINGS, LLC ("DEVELOPER"), AS SUBSEQUENTLY AMENDED, REGARDING DEVELOPMENT OF THE BERKMAN PLAZA RESIDENTIAL HOUSING DEVELOPMENT IN TWO**



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

**PHASES ON EAST BAY STREET BETWEEN LIBERTY STREET AND CA THERINE STREET; FINDING THAT THE DEVELOPER FAILED TO MEET THE PERFORMANCE SCHEDULE UNDER THE RDA FOR THE DEVELOPMENT OF THE PHASE II PROPERTY; AUTHORIZING THE CHIEF EXECUTIVE TO OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION HEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

CEO Lori Boyer explained that the resolution terminates an old JEDC redevelopment agreement for the Berkman 2 site to help facilitate its sale. After the city's demolition and foreclosure process, Choate, the current owner, is negotiating a sale. Both the buyer's and seller's attorneys requested assistance in clearing the site's record. The termination avoids complications of identifying successors or issuing default notices while ensuring that any valid permits remain unaffected. This cleanup effort aims to support a potential closing in February or March.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Chair Krechowski asked if approving the resolution would release or otherwise unburden any funds that may have been allocated or being held or are we passed that. CEO Boyer responded that they were way past that.

Jim Citrano asked if the RDA was recorded. CEO Boyer responded no and then explained.

Sondra Fetner asked if the Board would be eliminating any standing to code enforcements. CEO Boyer responded that she didn't know if there were any outstanding code enforcement violations.

John Sawyer added that code enforcement liens have a life of their own and are independent of the RDA.

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**

**G. RESOLUTION 2025-01-08 LAVILLA PARCELS ACCESS AGREEMENT**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AUTHORIZING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO EXECUTE A SITE ACCESS AGREEMENT ("AGREEMENT") WITH THE UNIVESITY OF FLORIDA FOR THE PURPOSE OF CONDUCTING DUE DILIGENCE ACTIVITIES, INCLUDING**



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

**ENVIRONMENTAL AND GEOTECHNICAL EXPLORATION, SURVEY, UTILITY LOCATION, ETC. FOR THOSE CERTAIN CITY OWNED REAL PROPERTIES IDENTIFIED BY REAL ESTATE NUMBERS 074836-0000, 074837-0000, 074838-0000, 074839-0000, 074840-0000, 074487-0020, AND 074887-0000 AS 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.**

CEO Lori Boyer explained that the resolution is a provision that allows DIA to provide access agreements on properties assigned to DIA's inventory and city owned property. The access agreement allows someone to conduct due diligence activities such as geotechnical investigation, site surveying for legal descriptions, etc. She mentioned changing the language from an access agreement to one or more access agreements because there are multiple parcels, and the scope of the activity may vary. She mentioned that staff have not finalized or negotiated the terms of the actual access agreements, but the resolution provides the CEO with the authority to enter into agreements and allow them to start due diligence sooner rather than later.

Board Chair Krechowski called for a motion on the resolution.

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

Board Chair Krechowski opened the floor for discussion.

Board Member Hirabayashi asked if there was a big cleanup and if they were related. CEO Boyer responded that she didn't believe there was. John Sawyer added that code enforcement liens have a life of their own and are independent of the RDA.

Board Chair Krechowski commented that they were talking about access versus any actual impact to the property itself.

Sondra Fetner asked if they would be able to receive copies of the reports. CEO Boyer responded yes.

Board Member Citrano asked if the area is within the Downtown Brownfield designation. CEO Boyer responded that she couldn't answer that question definitively but mentioned that she believed most of the Downtown area is within the Brownfield designation.

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

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



**Community Redevelopment Agency**  
**Downtown Investment Authority Hybrid Meeting**  
***Friday, January 31st, 2025, 9:00 a.m.***

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

**IV. ADJOURNMENT**

Board Chair Krechowski adjourned the CRA meeting at 9:41 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](mailto:avah@coj.net) to acquire a recording of the meeting. And*



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**Downtown Investment Authority Hybrid Meeting**  
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***MEETING MINUTES***

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

**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; 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 9:41 AM.

**II. DOWNTOWN INVESTMENT AUTHORITY**

**A. DECEMBER 18TH, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL**

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

**Motion:** Board Member Citrano motioned to approve the meeting minutes.  
**Seconded:** Board Member Wohlers 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 2025-01-05 WATER STREET GARAGE PARKING FOR CITIZENS**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") AND THE CITY'S PUBLIC PARKING OFFICER TO PREPARE AND FILE LEGISLATION AUTHORIZING THE EXECUTION OF LEASE OF UP TO 107 PARKING SPACES WITHIN THE WATER STREET GARAGE TO ANY OFFEROR WHO MAY BE THE SUCCESSFUL BIDDER IN CITIZENS PROPERTY INSURANCE CORPORATION ITN No. 24-0031 (the "ITN"), FOR THE TERM OF SAID OFFICE LEASE AT THE AUTHORIZED DISCOUNTED RATE THEREFOR OR SUCH LOWER**





**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

**RA TE AS MAY BE NEGOTIATED BY THE DIA AND AS APPROVED BY CITY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.**

CEO Lori Boyer explained that Citizens Property Insurance is considering relocating upon lease expiration and issued an ITN, initially for Southside but later including Downtown. Downtown property owners interested in bidding asked about parking availability in the Water Street Garage. To support Downtown occupancy, letters confirmed available parking at a discounted rate, with potential for further negotiation through City Council. She concluded that the resolution aimed to help retain citizens Downtown.

Board Chair Krechowski opened the floor for discussion.

Board Member Fetner asked if the offer be non-transferable, so that it's only applying to citizens. She added that she wanted to make sure they weren't giving up too many spaces. CEO Boyer's response was yes and then explained.

Board Member Wohlers asked what DIA was currently operating out of this garage, if they are at a net profit net loss or breaking even. CEO Boyer responded that they are operating out of a loss and explained. Board Member Wohlers also asked how many spaced would need to be leased to be considered profitable. CEO Boyer responded that the lease alone would make it profitable.

Board Chair Krechowski asked CEO Boyer to clarify that they were not offering all the spaces. CEO Boyer responded that he was correct.

Board Member Caffey asked how long the lease would be active and if it could be renegotiated. CEO Boyer responded that she'd get back to her with the timeframe and that it would renew in five years.

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.

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**

**C. RESOLUTION 2025-01-06 URBAN DOUGH EXTENSION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AMENDING THE PERFORMANCE SCHEDULE CONTAINED WITHIN THE TERM SHEET BETWEEN THE DIA ("GRANTOR") AND URBAN DOUGH, LLC AND VYSTAR CREDIT UNION ("GRANTEE"), APPROVED VIA RESOLUTION 2024-04-08; AUTHORIZING THE CHIEF EXECUTIVE OFFICER ("CEO") OF THE DIA TO TAKE**



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

**ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND THE PURPOSES OF RESOLUTION 2024-04-08, INCLUDING BUT NOT LIMITED TO EXECUTION OF AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Steve Kelley explained that the agreements approved in April 2020 had set deadlines to ensure progress. Extensions were requested in October as they weren't finalized, with the latest deadline being January 17, 2025, for Better Pizza Dough and the Pour Tap Room. He added that since that date has passed, an additional three-month extension to April is being sought.

Board Chair Krechowski called for a motion on the resolution.

**Motion:** Board Member Citrano 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**

**D. RESOLUTION 2025-01-07 GATHER TAP LLC EXTENSION**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AMENDING THE PERFORMANCE SCHEDULE CONTAINED WITHIN THE TERM SHEET BETWEEN THE DIA ("GRANTOR") AND GATHER TAP, LLC AND VYSTAR CREDIT UNION ("GRANTEE"), APPROVED VIA RESOLUTION 2024-04-07; AUTHORIZING THE CHIEF EXECUTIVE OFFICER ("CEO") OF THE DIA TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION AND THE PURPOSES OF RESOLUTION 2024-04-07, INCLUDING BUT NOT LIMITED TO EXECUTION OF AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE.**

*(Similar to Resolution 2025-01-06, the previously approved agreement required deadline extensions.)*

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**



**Downtown Investment Authority**  
**Downtown Investment Authority Hybrid Meeting**  
**Friday, January 31st, 2025, 9:00 a.m.**

**III. CEO INFORMATIONAL BRIEFING**

**A. OLD AND NEW BUSINESS**

None.

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

Using a PowerPoint presentation, CEO Boyer provided project updates and then reviewed the following items:

- Special Committee on Downtown
- Staffing
- Professional Services contracts
- Capital Projects update
- Development Updates
- Conversations with University of Florida

Board Chair Krechowski asked if there was a Special Committee Meeting scheduled for January. CEO Boyer responded that there was no Special Committee Meeting scheduled at that time.

**ADJOURNMENT**

After expressing his appreciation for everyone's involvement, Board Chair Krechowski adjourned the DIA meeting at 10:29 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.*