



Downtown Investment Authority
Downtown Investment Authority Hybrid Meeting
Wednesday, July 16th, 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; John Hirabayashi; Cameron Hooper; and Carrie Bailey

Mayor's Office: Bill Delaney, Council Liaison

Council Members: Council Member Matt Carlucci, At-Large Group 4

DIA Staff: Guy Parola, Director of Operations; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Scott Wilson; Ina Mezini; 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 2:00 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:

Council Member Matt Carlucci	117 W Duval Street	Keeping DCSB Headquarters Downtown
John Nooney	8356 Bascom Road	DIA Resolution Recognizing John Nooney

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

None.

B. JUNE 18TH, 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 Heavener seconded the motion.



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Board Chair Krechowski called for a vote on the meeting minutes. He advised that he'd abstain from the vote because he did not attend the June Board meeting.

Vote: Aye: 6 Nay: 0 Abstain: 1 (Board Chair Krechowski)

MOTION PASSED 6-0-1

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda, which included Resolution 2025-07-01 Dapper D's Cigar, Resolution 2025-07-02 11 Ocean Street Façade and Resolution 2025-07-04 Vestcor Access Agreement.

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 2025-07-03 VESTCOR EXCHANGE

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO ACQUIRE AN APPROXIMATELY 2.04 ACRE PARCEL OF UNIMPROVED PROPERTY WITHIN THE LA VILLA DISTRICT OF DOWNTOWN JACKSONVILLE AS FURTHER IDENTIFIED IN EXHIBIT A TO THIS RESOLUTION (THE "VESTCOR PARCEL") IN EXCHANGE FOR CITY OWNED PROPERTY, ADMINISTERED BY THE DIA AS COMMUNITY REDEVELOPMENT AGENCY FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA, AS CONSIDERATION FOR SUCH ACQUISITION, AND AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION OF THE FEE SIMPLE INTEREST IN APPROXIMATELY 2.40 ACRES OF CITY-OWNED REAL PROPERTY (THE "CITY PARCEL") WHICH COMPRISES THE WESTERNMOST PORTION OF A LARGER CITY-OWNED PARCEL LOCATED AT 200 N LEE ST IN THE LA VILLA DISTRICT OF DOWNTOWN JACKSONVILLE IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER 074896 0000 (THE "LEE STREET PARCEL") BOTH AS FURTHER IDENTIFIED IN EXHIBIT B ATTACHED HERETO, EXPRESSING THE INTENTION, ABSENT HIGHER RESPONSIVE OFFERS, TO DISPOSE OF THE CITY PARCEL IN ACCORDANCE WITH THE NEGOTIATED TERMS ATTACHED HERETO AS EXHIBIT C, AND ESTABLISHING THE TERMS FOR PUBLISHED NOTICE OF DISPOSITION ATTACHED HERETO AS EXHIBIT D; AND FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT ("BID") PLAN, INCLUDING THE



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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.

Mr. Steve Kelley explained that the resolution was presented to the REPD Committee the previous Thursday and approved with an amendment. The resolution outlined terms for a property exchange between the DIA and Vestcor for the 2.04-acre parcel within the Prime F. Osborn Convention Center area. The DIA parcel would be exchanged for 2.4 acres, previously referred to as the "APEX Property" and now the "City Parcel," which is part of a larger site along Lee Street adjacent to Lift Ev'ry Voice and Sing Park and Johnson Commons.

Mr. Kelley noted that while the parcel had been called the "Union Terminal Parcel" or "Prime Osborn Parcel," "Union Terminal" more accurately described the train station itself; therefore, "Prime F. Osborn Convention Center" was used for clarity. He advised that this change was not part of the amendment and that the remainder of the resolution reflected what was approved by the committee.

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 Hirabayashi 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

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the CRA meeting at 2:21 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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Mayor's Office: Bill Delaney, Council Liaison

Council Members: None

DIA Staff: Guy Parola, Director of Operations; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Scott Wilson; Ina Mezini; 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 2:21 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JUNE 18TH, 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. Again, he advised that he'd abstain from the vote because he did not attend the June Board meeting.

Vote: **Aye: 6** **Nay: 0** **Abstain: 1 (Board Chair Krechowski)**

MOTION PASSED 6-0-1

III. NEW BUSINESS

Board Chair Krechowski reported that the only committee change was assigning new board member Trevor to the Finance and Budget Committee, with all other assignments unchanged. He reminded chairs to relay any needs through staff and thanked members for their work.



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IV. CEO INFORMATIONAL BRIEFING

A. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Mr. Guy Parola, Interim CEO, outlined the CEO Report, requesting project updates from Scott and Ina, followed by Wade McArthur's reports on the broker and optimization study. He also planned to address 324 North Broad Street and the CRA 5-Year Capital Plan. Mr. Parola confirmed the new CEO would start August 4th, noted preparations were underway, and mentioned the CEO had received extensive materials to review in advance.

CRA and Construction Project Updates

Scott Wilson and Ina Mezini provided updates for the following projects:

- Broadcast Place Park
- One Riverside
- McCoy's Creek Outfall
- Park Street Road Diet
- The Hub (Retail Center at Riverside & Forest)
- Johnson Commons
- LaVilla Heritage Trail
- Pearl Street Projects
- Riverfront Plaza
- Projection Show
- Two-Way Street Project
- Four Seasons Hotel & Office

Optimization Study and Broker Agreement RFP Updates

Mr. Wade McArthur provided an update on the Optimization Study RFP. He shared that it was issued in November alongside the Broker Agreement RFP and was extended twice due to lack of bids. DIA received one bid, which was rejected after review. Procurement provided a list of interested parties who did not submit bids. Staff planned to contact them to identify barriers and refine the scope to generate more interest.

Board Chair Krechowski requested it be added to the appropriate committee agenda for further discussion next month.

Mr. Wade McArthur also provided an update on the Broker Agreement FRP. He shared that DIA received three bids. Mr. McArthur, Mr. Parola, and Mr. Kelley scored the submissions, and the results were sent to Procurement. A tentative winner was identified pending procurement manager review, with finalization expected at next week's Procurement Committee meeting.



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Board Member Hirabayashi asked, regarding the Optimization Study RFP, what factors staff are seeing that might be keeping them from getting the responses that they want. Mr. McArthur responded that it's hard to tell without talking to people and then explained.

324 N Board Street Project

Mr. Parola reported that the Board had twice approved funding, totaling \$195,000, to demolish the property's interior while preserving its façade, one of the last remaining block-style examples in LaVilla. Engineering drawings and maintenance of transportation proposal were completed, and saving the facade could require an additional \$125,000, bringing the total to \$320,000. Before requesting more funds, staff sought time for the new property disposition manager to approach adjoining property owners, as limited secondary access under fire code restricts use. Selling to a neighboring owner would provide proper access and support redevelopment. He asked the Board for patience while these options were explored.

Board Chair Krechowski mentioned that he encouraged staff to see if there are other ways to deal with the property more efficiently.

Board Member Heavener asked about the long-term plan for the property.

Board Member Fetner asked if there had been any effort to acquire the rear access of the property. Mr. Parola response was no and that it does create a problem.

Board Member Wohlers shared, from a financial perspective, that he'd hate for the Board to spend money on something when the money could be used in other places that could add value.

CRA 5-Year Capital Plan

Mr. Guy Parola explained that new legislation requires the DIA to submit a 5-year Capital Plan as part of the Annual Budget. Since CRA funds cannot be in the City's CIP, the plan outlines intended appropriations, with FY25–26 matching the current budget and FY27–30 projecting future allocations after deducting financial obligations. The plan aligns with priorities such as the riverfront, the core, and neighborhood projects but may change due to factors like a recent \$652,000 revenue shortfall. He requested acknowledgment and approval to submit the plan to the Budget Office and City Council.

Board Member Hirabayashi mentioned how staff had backed out the committed funds and asked if funds were set aside for incentives, and what that allocation looks like. Using the Northbank as an example, Mr. Parola described his methodology.

Board Member Hooper asked about any discussions regarding property taxes potentially going away and how it would affect them possibly not having the funds for projects. Mr. Parola advised that the following page of their handout showed the projects they'd be able to go forward with if there's no ad valorem taxes in Florida.



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Board Member Heavener asked if more context could be provided on why they would wait a certain number of years to get to a project. Mr. Parola responded that staff would work on a white paper to see what kind of value having it would add.

V. ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:49 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.