



Community Redevelopment Agency
Downtown Investment Authority Hybrid Meeting
Wednesday, July 17th, 2024, 2:00 p.m.

Community Redevelopment Agency Hybrid Meeting
MEETING MINUTES

DIA Board Members: Patrick Krechowski, Esq.; Sondra Fetner, Esq.; Melinda Powers, Esq.; Scott Wohlers, Jim Citrano; and Micah Heavener

Mayor's Office: None

Council Members: Council Member Raul Arias

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; and Ava Hill, Administrative Assistant

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

The CRA meeting was called to order at 2:01 pm by Patrick Krechowski, Board Chair. This was followed by the Pledge of Allegiance and introductions.

II. PUBLIC COMMENTS

There were no public comments.

III. COMMUNITY REDEVELOPMENT AGENCY

A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Chair Krechowski moved Resolution 2024-07-01 Regions DPRP Final Draw from the Downtown Investment Authority portion of the agenda to the Community Redevelopment Agency portion of the agenda. He also declared a conflict for this resolution and advised that he would file a Form 8B.

B. JUNE 28TH, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

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

Motion: Board Member Citrano motioned to approve the meeting minutes.

Second: Board Member Heavener seconded the motion.



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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

Board Chair Krechowski called for a motion on the consent agenda which included Resolutions 2024-07-02, 2024-07-03, and 2024-07-05.

Motion: Member Wohlers motioned to approve the consent agenda.

Second: Member Citrano seconded the motion.

Mr. Steve Kelley pointed out a corrected scrivener's error in Resolution 2024-07-05 Related Allocation.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2024-07-04 DUVAL DEMO BUDGET TRANSFER

RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") AS THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA EFFECTUATING BUDGET TRANSFERS FROM THE COMMERCIAL REVITALIZATION PROGRAM TO DUVAL STREET STRUCTURE DEMOLITION PROJECT PURSUANT TO ITS AUTHORITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL AS ENABLED BY SECTION 106.341, JACKSONVILLE CODE OF ORDINANCES; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Guy Parola explained that the resolution is a budget transfer of \$80,000 to an existing project for the redevelopment of three dilapidated structures. He added that the original transfer was \$125,000. However, after bids were received, staff determined another \$80,000 was needed.

Board Chair Krechowski called for a motion on the resolution.



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

Board Chair Krechowski opened the floor for discussion.

Board Member Powers asked how the original transfer was underestimated. Mr. Parola responded that DIA takes the best guess from an opinion of probable costs and then bases the original transfer on that. He added that the bids came in higher and that the costs came from Municipal Code Compliance.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2024-07-01 REGIONS DPRP FINAL DRAW

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ("DIA") ACTING AS THE ECONOMIC DEVELOPMENT AGENCY FOR DOWNTOWN JACKSONVILLE ("GRANTOR") APPROVING THE AWARD OF A DPRP LOAN TO REGIONS BANK ("GRANTEE"); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A LOAN AGREEMENT AND RELATED SECURITY DOCUMENTS; 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 ("BID PLAN") AND PROVIDING AN EFFECTIVE DATE.

Board Chair Krechowski reminded everyone that he declared a voting conflict for this resolution. He explained that his law firm represents Regions Bank and that he represented Regions Bank in this application.

Joelle Dillard advised that Board Chair Krechowski could vote on this resolution.

CEO Boyer explained that the resolution was presented during the Strategic Implementation Committee meeting and passed unanimously, but that Exhibit A of the term sheet needed to be amended.

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

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



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Board Chair Krechowski then called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

IV. ADJOURNMENT

Board Chair Krechowski adjourned the CRA meeting at 2:09 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

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Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

Board Chair Krechowski called to order the Downtown Investment Authority Meeting at 2:09 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. JUNE 28TH, 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.
Second: Board Member Wohlers seconded the motion.

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

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

III. CEO INFORMATIONAL BRIEFING

A. OLD AND NEW BUSINESS

There was no old or new business.



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B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

CEO Boyer welcomed Council Member Raul Arias as DIA's new Council Liaison.

Using a PowerPoint presentation, CEO Boyer provided an update on the Rivers Edge Toll Brothers Townhomes Project and then reviewed the following:

- Special Committee on Downtown
- Budget
- Professional Services Contracts
- Capital Projects Updates
- Development Updates
- Board Workshop scheduled for July 24

Board Chair Krechowski asked, concerning the East Landing Lot, if there would be information on what it would take to bring the ramp down. CEO Boyer responded that DIA will not have new budget information but will have the old information.

Board Member Citrano mentioned \$6 million being dedicated to the Riverfront Plaza project and asked if that would be enough for next year's scheduled construction. CEO Boyer mentioned that she requested a meeting with the Director of Parks, Recreation and Community Services and the Chief Financial Officer to go over the numbers. She added that the mayor has said the numbers are sufficient. Council Member Arias added that they'd be having CBA Special Committee meetings the following month and that funding for the Riverfront Plaza project will be discussed at one of those meetings.

Board Member Heavener asked if DIA could tie in the residential need for the area and how it weighs in on the decisions made. CEO Boyer's response was absolutely.

Board Chair Krechowski encouraged everyone to attend the coming Special Committee Meeting.

ADJOURNMENT

Seeing no further discussion, Board Chair Krechowski adjourned the DIA meeting at 2:39 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.