



**Downtown Investment Authority**  
**Retail Enhancement and Property Disposition Committee Meeting**  
**Thursday, May 15, 2025**  
**10:00 AM**

**Retail Enhancement and Property Disposition Committee Meeting**  
***MEETING MINUTES***

**Retail Enhancement and Property Disposition Committee Members (CM) in Attendance:**  
Patrick Krechowski, Ex Officio; Micah Heavener; Sondra Fetner, John Hirabayashi, Carrie Bailey

**DIA Board Members in Attendance:** Cameron Hopper, Scott Wohlers

**DIA Staff Present:** Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Allan DeVault, CRA Redevelopment Manager; Wade McArthur, Property Disposition Manager; Guy Parola, Director of Operations; Ava Hill, Administrative Assistant

**Office of General Counsel:** John Sawyer, Esq.

**Mayor’s Office Present:** Bill Delaney

**Council Members Present:** None

**I. CALL TO ORDER**

In Committee Chair Caffey’s absence, Board Chair Patrick Krechowski called the Retail Enhancement and Property Disposition Committee Meeting to order at 10:01 am and asked for introductions from the Board and Staff.

**II. PUBLIC COMMENTS**

There were no comments.

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

There were no voting conflict disclosures.

**IV. APRIL 10TH, 2025, RETAIL ENHANCEMENT AND PROPERTY DISPOSTION COMMITTEE MEETING MINUTES APPROVAL**

Board Chair Patrick Krechowski called for a motion on the meeting minutes. He advised that he would abstain from voting because he did not attend that meeting.

**Motion:** Committee Member Fetner moved to approve the meeting minutes.  
**Seconded:** Committee Member Heavener seconded the motion.

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

**Vote:**      **Aye: 4**                      **Nay: 0**                      **Abstain: 1** – Board Chair Krechowski

**THE MOTION PASSED 4-0-1**

**V. RESOLUTION 2025-05-01 KEANE’S IRISH PUB FAB REP**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM TARGETED RETAIL ACTIVATION: FOOD AND BEVERAGE ESTABLISHMENTS GRANT (FAB-REP) TO 323 E BAY STREET, LLC AND BAY STREET WAREHOUSING, LLC (“GRANTEES”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE 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, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.**

Mr. Allan DeVault, CRA Redevelopment Manager, shared that the resolution was for a new Irish Pub at 315 East Bay Street. He explained the following:

- Classic Irish pub with full bar, Irish fare, craft beer, and live music (ran by DECCA Live team).
- Located in a historic 3,800 sq ft building from 1907–1910, formerly Justice Pub.
- Open: Weeknights (evenings) + Weekends (11 AM–10 PM).
- \$418,000 build-out includes a kitchen, custom bar, HVAC, plumbing, and more.
- DIA incentive capped at \$200K (50/50 match).
- Landlord offering below-market rent for 5 years.
- Scored 37/55 on DIA’s evaluation.

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

**Motion:** Committee Member Heavener moved to approve the resolution.  
**Seconded:** Committee Member Fetner seconded the motion.

Board Chair Krechowski called for a vote on the resolution.

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

**THE MOTION PASSED UNANOMOUSLY 5-0-0**

**VI. RESOLUTION 2025-05-02 APEX LEASE TERMINATION**

**RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AS THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) FOR THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO BUY OUT AND TERMINATE THE LEASEHOLD INTEREST OF ARLINGTON PRINTING AND STATIONERS, INC. AND APEX BUILDING OF JACKSONVILLE, LTD. (“APEX” OR “LESSEE”) IN ITS LEASE WITH THE CITY OF JACKSONVILLE AND DOWNTOWN INVESTMENT AUTHORITY (AS**

**SUCCESSOR IN INTEREST TO THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION AS SUCCESSOR IN INTEREST TO THE JACKSONVILLE DOWNTOWN DEVELOPMENT AUTHORITY) (“LESSOR”) ON APPROXIMATELY .75 ACRES OF PROPERTY WITHIN A LARGER CITY-OWNED PARCEL AT 200 N LEE STREET (AS MORE FULLY DEFINED IN EXHIBIT A TO THIS RESOLUTION) IN ORDER TO PROVIDE MARKETABLE TITLE TO THE FEE SIMPLE INTEREST IN THE PARCEL FOR FUTURE USE BY THE DIA CONSISTENT WITH GOALS ESTABLISHED IN THE DIA BID AND CRA PLAN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSE OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Steve Kelly, Director of Downtown Real Estate and Development, reminded everyone that the lease termination was originally presented in April, and staff were asked to gather more information. He then reviewed the following information.

- Apex Printing held a 30-year lease (with an optional 30-year extension) at 20¢/sq ft, with no rent paid due to maintenance offsets.
- Property is in LaVilla, near Johnson Commons and proposed UF campus.
- DIA seeks termination for higher use (housing or offices per plan).
- Buyout cost: \$950,000.
- Land-only appraisal: \$3.23 million.
- Potential land swap in early talks with Vestor to support UF campus.
- Other developers have shown strong interest.
- Any sale or deal will follow the required public disposition process.

Board Chair Patrick Krechowski opened the floor for discussion.

Board Chair Patrick Krechowski asked staff to confirm that the lease was a ground lease. Mr. Kelley responded that he was correct.

Board Chair Patrick Krechowski also asked Mr. Kelley to confirm that they were recovering no rent via the lease. Mr. Kelley responded that he was correct, and that DIA was not receiving any positive cash flow via the lease.

Board Chair Krechowski asked if the property taxes were current and if they have a 30-year extension. Mr. Kelley responded yes and then explained the terms of the lease.

Committee Member Fetner asked what the appraisal value of the property was. Mr. Kelley responded it was \$2,580,000.

Committee Member Fetner also asked how far DIA was in the negotiations with Vestcor for the land swap. CEO Boyer explained that Mr. Kelley had many conversations with them and that they strongly prefer the property over a cash payment. She added that DIA can't make any agreements with Vestcor until they went through the disposition process, which means other developers can bid on the property.

Committee Member Fetner asked how long it would take for DIA to do the property disposition if they were to do a true notice of disposition. CEO Boyer explained that it would depend on the REPD Committee and if they want to spend several months developing the criteria they want to go with or whether they can nail down one quickly.

Committee Member Fetner asked if DIA had ever proposed just a cash buy of the Vestcor property. Mr. Kelley responded that they did talk about that being an option and then explained.

Committee Member Hirabayashi mentioned that it seemed as though there was no other way out of the current situation other than default and asked what constitutes default. Mr. Kelley discussed the basis for looking at the value of the building and Vestcor perspective versus the staff's perspective. He added that the \$950,000 was purely a negotiated number informed by the value of the asset itself.

Committee Member Heavener proposed that if DIA acquires the property for \$1 million and then demolishes the building that's on it, they'd still be in a 2 to 1 pay back position based on the appraised value. He added that he would take that.

Committee Member Bailey asked how long the \$950,000 would hold considering the economic activity in LaVilla? Mr. Kelley explained that the term sheet included a closing timeframe of 90 days.

Committee Member Bailey asked staff to confirm if the portion of the parcel that fronts the emerald trail would be retained by the city. Mr. Kelley responded that she was correct.

Committee Member Hirabayashi asked if the property was to be redeployed in a productive use, what would be the difference in the amount of revenue that tax earning property would generate compared to what is seen today. Mr. Steve Kelley mentioned that he looked at properties about the same size and being used as multifamily housing and stated that the property taxes are roughly doubled.

Committee Member Hirabayashi expressed that getting back control of the property in his opinion is very important. He asked what the difference is in the amount of revenue that a tax earning property would generate.

Board Member Wohlers asked what the timeline would be to recoup funds versus an outright purchase. Mr. Steve Kelley explained that during the disposition process they would negotiate expectations which would include a right of reverter if expectations were not met.

Board Member Cameron Hooper asked if they went through with the land swap, can they be certain that there would be funds from that deal as compared to a more market rate developer. Mr. Kelley explained how he looked at deals like the Lofts on Monroe and other Vestcor properties in LaVilla and saw that their property taxes fell significantly. That's where he looked for adjusted tax rates, valuation on the site, and where he found roughly double.

Mr. Bill Delaney advised that if DIA were to just leave the property as it is with the opportunity cost being considerable, it would behoove the Board and DIA to act.

Committee Member Fetner asked if there was a way to negotiate with Vestcor to settle on a cash purchase price even if it's greater than the appraisal amount. She added that they could do the notice of disposition and not be boxed into what Vestcor wants to do with this property if they were to receive it. CEO Boyer explained that based on that Vestcor's appraisal, DIA is getting in a position to have that conversation.

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

**Motion:** Committee Member Heavener moved to approve the resolution.  
**Seconded:** Committee Member Bailey seconded the motion.

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

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

**THE MOTION PASSED UNANOMOUSLY 5-0-0**

**VII. OTHER DISCUSSIONS**

CEO Boyer advised the Board of the following updates:

UF Legislation: Now included a \$5 million dollar term that was not previously in DIA's disposition documents. A resolution may be brought to the Board to acknowledge that before City Council votes.

Gateway/801 W. Bay: City Council should decide on June 21st whether to purchase or pursue a land exchange.

- A negotiated purchase price and sale agreement will be presented.
- DIA may see a resolution acknowledging that price, depending on Council's direction.
- If Council is delayed, DIA would still get the purchase number just in case the exchange falls through.

**VIII. ADJOURNMENT**

Seeing no further discussion, Board Chair Patrick Krechowski adjourned the meeting at 10:47 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.*