



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

Community Redevelopment Agency Hybrid Meeting
DRAFT MEETING MINUTES

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

Mayor’s Office: None

Council Members: Councilmember Jimmy Peluso

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; Wanda Crowley, Financial Analyst; Sheri Webber, Marketing and Communications Manager; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

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

Vanessa Hopkins	Northbank Economic Development
Michael Kerwin	Riverfront Plaza
Demetri Demopolis	Riverfront Plaza
Nancy Powell	Riverfront Plaza
Deborah Early	Riverfront Plaza
Barabara Ketchum	Riverfront Plaza

III. COMMUNITY REDEVELOPMENT AGENCY

The Downtown Investment Authority Board Meeting split agenda was explained by CEO Lori Boyer, starting with the Community Redevelopment Agency agenda and then the Downtown Investment Authority agenda.



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A. FORM 8B: VOTING CONFLICT DISCLOSURES

Board Member Heavener declared a voting conflict for Resolution 2024-04-10 Trio and advised that he would abstain from the vote. John Sawyer confirmed that the Board still makes quorum with Board Member Heaver abstaining from the vote.

B. March 20th, 2024, COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES APPROVAL

Board Chair Citrano called for a motion to approve the meeting minutes.

Motion: Member Fetner motioned to approve the meeting minutes as presented.

Second: Member Wohlens seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

C. CONSENT AGENDA

Board Chair Citrano called for a vote on the consent agenda which included Resolutions 2024-04-02, 03, 11, and 12.

Motion: Member Fetner motioned to approve the consent agenda.

Second: Member Heavener seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

D. RESOLUTION 2024-04-01 NB CRA FY 23-24 FIS REV

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE DOWNTOWN NORTHBANK COMMUNITY REDEVELOPMENT AREA (“CRA”) EFFECTUATING A TAX INCREMENT DISTRICT BUDGET TRANSFER, ATTACHED HERETO AS EXHIBIT ‘A’, IN ACCORDANCE WITH ITS ABILITY TO DO SO WITHOUT FURTHER ACTION BY CITY COUNCIL PURSUANT TO §163.387, FLORIDA STATUTES, AND §106.341, ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.



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CEO Boyer explained that the resolution was not on the consent agenda because of an error on page 2 of the resolution. The error was corrected so that the text under “To” read “Future Year Debt Reduction.”

Seeing there was no discussion, Board Chair Citrano called for a motion on the resolution.

Motion: Member Krechowski motioned to approve the resolution.

Seconded: Member Fetner seconded the motion.

Board Chair Citrano called for a vote on the resolution.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

E. RESOLUTION 2024-04-09 ST JOHNS RIVER PARK RESTAURANT

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AUTHORIZING THE DESIGN AND CONSTRUCTION BY THE SOUTHSIDE CRA OF A STANDALONE RESTAURANT IN ST. JOHNS RIVER PARK ADJACENT TO FRIENDSHIP FOUNTAIN, IN ACCORDANCE WITH THE TERMS IDENTIFIED ON EXHIBIT A; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA (“CRA”) PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the resolution was the result of discussion during the Strategic Implementation Committee meeting and individual conversations due to concerns about the suggested type of establishment. The resolution was amended to include verbiage to make sure DIA and the Board aren’t limited to the Streetsense recommendations on the type of establishment and other terms.

Board Chair Citrano called for a motion on the amendment.

Motion: Member Krechowski motioned to approve the amendment to the resolution.

Seconded: Member Wohlers seconded the motion.

Board Chair Citrano called for a vote.



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Vote: Aye: 6 Nay: 0 Abstain: 0

Board Chair Citrano called for a motion on the amended resolution.

Motion: Member Krechowski motioned to approve the amendment to the resolution.

Seconded: Member Wohlers seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

A. RESOLUTION 2024-04-10 TRIO

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) REGARDING RESTORATION OF THE THREE BUILDINGS COLLECTIVELY REFERRED TO AS THE “LAURA TRIO” (AND INDIVIDUALLY KNOWN AS THE FLORIDA NATIONAL BANK BUILDING, THE BISBEE BUILDING AND THE FLORIDA LIFE INSURANCE BUILDING), AND ASSOCIATED NEW CONSTRUCTION MULTIFAMILY AND HOTEL; FINDING THAT THE PROPOSAL SUBMITTED BY THE DEVELOPER ON MARCH 30, 2024 IS UNTENABLE AND RECOMMENDING THAT NO FURTHER ACTION BE TAKEN ON SAID PROPOSAL; ENCOURAGING THE CEO TO INVESTIGATE FURTHER ALL POSSIBLE OPPORTUNITIES TO SAVE AND RESTORE THE LAURA TRIO; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO FORWARD THIS RESOLUTION TO THE MAYOR AND CITY COUNCIL AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

CEO Boyer explained that the resolution being presented included blue-lined changes on page 2 that were discussed during the Strategic Implementation Committee meeting but was not voted on to give the entire Board the opportunity to provide input. She then reviewed the changes that were made.

Board Chair Citrano gave the floor to Councilmember Carlucci to address the Board.

Councilmember Matt Carlucci suggested an additional change to the language in Section 5 of the resolution so that it removed language about withdrawing 2023-876 and shared his reasoning for the suggestion.



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Board Chair Citrano asked if removing that language would save him some time. Councilmember Carlucci responded yes and explained that the language suggests withdrawing the bill and he does not want to make that suggestion to Council.

Board Member Heavener had a question about DIA's role in deals and if removing the language creates a bypass where deals would go straight to City Council. CEO Boyer response was no, and then explained her answer.

Board Member Krechowski read aloud his suggested changes to sections 5 and 6 of the resolution.

Jason Gabriel, Developer, read aloud a proposed amendment to section 4 of the resolution and then explained his why.

John Sawyer explained that the proposal came with an unconditional guarantee, but that was just one of the major concerns. He also reminded the Board that a motion was needed on the resolution before amendments could be suggested.

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

Board Chair Citrano called for a motion on the amendments to the resolution.

Motion: Member Krechowski motioned to approve the amendments to sections 4, 5, and 6.
Seconded: Member Wohlers seconded the motion.

Board Member Powers asked if a section 7 was being added due to the suggested amendments and Board Member Krechowski response was yes.

Board Chair Citrano called for a vote on the amendments to the resolution.

Vote: Aye: 5 Nay: 0 Abstain: 1

Board Member Fetner suggested changing the words "willing to discuss" to say "willing and able to evaluate" instead in section 6 of the resolution.

Motion: Member Fetner motioned to approve a 2nd amendment to section 6.
Seconded: Member Krechowski seconded the motion.

Board Chair Citrano called for a vote on the 2nd amendment to the resolution.



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Vote: Aye: 5 Nay: 0 Abstain: 1

Board Chair Citrano called for a vote on the twice amended resolution.

Vote: Aye: 5 Nay: 0 Abstain: 1

MOTION PASSED UNANIMOUSLY 5-0-1

IV. ADJOURNMENT

Seeing there were no further questions and comments, Board Chair Citrano adjourned the CRA meeting at 3:17 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

Council Members: Councilmember Peluso

DIA Staff: Lori Boyer, Chief Executive Officer; Steve Kelley, Director of Downtown Real Estate and Development; Guy Parola, Director of Operations; Allen DeVault, Project Manager; Wanda Crowley, Financial Analyst; Sheri Webber, Marketing and Communications Manager; Ava Hill, Administrative Assistant

Office of General Counsel: John Sawyer, Esq.

I. CALL TO ORDER

Board Chair Citrano called to order the Downtown Investment Authority Meeting at 3:17 PM.

II. DOWNTOWN INVESTMENT AUTHORITY

A. March 20th, 2024, DOWNTOWN INVESTMENT AUTHORITY MEETING MINUTES APPROVAL

Board Chair Citrano called for a vote to approve the March 20th, 2024, Downtown Investment Authority Meeting Minutes as presented.

Motion: Member Heavener motioned to move to approve the meeting minutes as presented.

Second: Member Powers seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

MOTION PASSED UNANIMOUSLY 6-0-0

B. CONSENT AGENDA

Board Chair Citrano called for a vote on the consent agenda which included Resolutions 2024-04-04, 05, 06, 07, 08, and 13.



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Motion: Member Heavener motioned to approve the consent agenda.

Second: Member Krechowski seconded the motion.

Vote: Aye: 6 Nay: 0 Abstain: 0

C. RESOLUTION 2024-04-14 HASSAN

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN RECOGNITION AND APPRECIATION OF MR. JOE HASSAN, FOR HIS SERVICE AND DEDICATION TO THE DIA AND DOWNTOWN JACKSONVILLE; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer explained that the purpose of the resolution was to recognize and show appreciation for Mr. Hassan’s service to the Board.

Board Chair Citrano also recognized Mr. Hassan’s contribution to the Board.

Board Chair Citrano called for a motion on the resolution.

Motion: Member Heavener motioned to approve the resolution.

Seconded: Member Powers seconded the motion.

Board Chair Citrano called for a vote on the resolution.

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 to report.

B. DOWNTOWN PROJECT UPDATE AND CEO REPORT

Using a PowerPoint presentation, CEO Boyer described various project updates (see below) and then reviewed performance measures.



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- Media clarifications
- Parking: Beginning negotiations with Reef on new contract
- Southbank PUD rezoning for Self-storage
- Architectural Services RFP is being scored and results should be available in the next two weeks
- Capital Projects Update
- Development Updates
- Pending Legislation
 - 2023-0621 Second amendment to One Riverside was deferred by the Developer
 - 2024-0152 Self-Storage PUD Southbank application is filed

Board Chair Citrano discussed previous conversations about Development Pad B and asked if the plan was for the Board to vote on it in May. CEO Boyer responded that it would be presented at the REPD committee in May and a recommendation would be made to the Board on how to move forward and with what scope.

Board Chair Citrano gave Councilmember Peluso the floor to address the Board.

Councilmember Peluso spoke concerning the Trio project and the extensive number of wasted COJ hours and still there is no deal. He shared his reservations concerning the current developer, but he remains hopeful that another deal will be presented that meets the expected requirements. He explained that he brought up eminent domain thinking it may force people to become more serious about the project. He advised that a serious deal is not present and other options need to be discussed.

Board Chair Citrano spoke concerning the Trio project stating that the Board will give it one last try but a solution is needed. He also mentioned the CEO's contract, new Board leadership, and the coming committee meetings.

Board Member Krechowski commented concerning the Land Use and Zoning Committee meeting and the self-storage debate and how Guy Parola represented well during the questions and answers portion of the meeting.

IV. ADJOURNMENT

Seeing no further discussion, Board Chair Citrano adjourned the DIA meeting at 3:56 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.