



## OFFICE OF THE CITY COUNCIL

**COUNCIL MEMBER JOE CARLUCCI**  
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117 WEST DUVAL STREET, SUITE 425  
4TH FLOOR, CITY HALL  
JACKSONVILLE, FLORIDA 32202

Re: 20250611 Noticed Meeting with CM J Carlucci – RE 2025-395 and 2025-0285

### Meeting Minutes

Meeting Location: Henry Cook Room, City Hall, 117 West Duval St.

Meeting Date: June 11, 2025

Attendees: CM Joe Carlucci, CM Dr. Rahman Johnson, CM Jimmy Peluso, CVP Kevin Carrico, CM Ron Salem, CM Raul Arias, Lori Boyer, Mary Staffopoulos, Dylan Reingold, Brian Parks, Kim Taylor, Phillip Peterson, Brittany Norris, Alan Bliss, Dr. Wayne Wood, George Foote, Andrew Powers, Cory Armstrong, Evin Herzberg, Ed Nimmicht, Wade McArthur, Laura Edgecombe.

I. Welcome and Introductions (meeting convened at 1:00pm) - Councilmen J. Carlucci.

II. CM J. Carlucci explained the intent behind the \$45,000,000 downtown development bill which he is sponsoring but won't be present during the upcoming committee meetings. So, this meeting was called to brief his colleagues on the background of the legislation and avoid any delays related to his upcoming absence.

III. Key Points

- a. Purpose of the bill – Use \$45,000,000 to incentivize residential and mixed-use development along the downtown riverfront, viewed as the most strategic area to revitalize downtown. The area was selected after collaboration with DIA, Developers, lenders, and others. This was created because of his participation on The Future Downtown Special Committee. The intent is to “Move the needle” on downtown development projects & then future projects downtown won't need these kinds of incentives.
- b. Funding Source: The money comes from a surplus in the City's self-insurance fund. Auditor, Brian Parks, explained the details.
- c. Comments
  - i. CM Peluso – Supportive of downtown development. Would like to see the projected footprint expanded & 10,000,000 spent toward Affordable Housing – could also be used with CBA dollars.
  - ii. CM Arias – Noted the need for citywide projects – Also, the need for education & workforce investment. Supportive of FSCJ funding.
  - iii. CVP Carrico – will co-sponsor in committee. Maybe expand the map.
  - iv. CM Johnson – Ok to invest vs. pay down debt. Agrees on the importance of downtown. Referenced a Brookings Institute study on the benefits of thriving downtown. Also, suggested using some funds for the Sports & Entertainment Trust Fund.
  - v. CM Salem – Clarify that these are the sites & turn loose the funding and let them decide. Clearly, we also need dollars outside of downtown. He noted, DOGE funds we've found could play a role in all of this. CM Salem likes the JU project idea and thinks it will be a catalyst for the area and the region.

- vi. Lori Boyer – Answering the question about how much money will make a difference. Response – “depends on the product is” – With the “Related” example, a Highrise, high end tower would consume \$40,000,000. Wood frame construction would be much less but we (DIA) wouldn’t be in favor of this on the parcels here. 15,000,000. per product would provide a 10 to 12 story – resilient construction project. DBRP projects, yes. – Trio Project, no... other Laura & Hogan st. projects in the 1 to 5 million range, yes.
- vii. Dr. Wayne Wood – The heart of our city is what people come to see when deciding to develop projects, even on the periphery, Mend the historic core, allow for small projects on Laura St. & Hogan St. Don’t put a cap on historic preservation funds.

IV. The general framework of spending was discussed. 30,000,000 will have impact for downtown with a slightly expanded footprint. 3,000,000 for FSCJ, 3,000,000 for JU and 9,000,000 to CBA. CM J Carlucci noted that he will send a one-way communication to make the rest of the Council aware of these discussions.

V. Closing Remarks

Councilman J Carlucci thanked everyone for their attendance, encouraged Dr. Wood to attend the Committee meetings, thanked CM Arias, & CVP Carrico for steering this process in his absence, and adjourned the meeting at 2:00pm.

JC/gjf

NOTICED ON: Monday, June 9, 2025, at 4:15 p.m., pursuant to 15.103(c), *Ordinance Code*

cc: [CITYC@COJ.NET](mailto:CITYC@COJ.NET)

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