



A NEW DAY.

**NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND
(NWJEDF) ADVISORY COMMITTEE
CITY HALL AT ST. JAMES
117 WEST DUVAL ST., SECOND FLOOR, SUITE 250
LARGE CONFERENCE ROOM
JACKSONVILLE FL, 32202**

THURSDAY, AUGUST 7, 2025 at 3:30 P.M.

MEETING MINUTES

Location: City Hall at St. James, 117 West Duval St., Second Floor, Suite 250, Large Conference Room, Jacksonville, FL 32202

Advisory Committee Members Present: Chair Tillery Durbin, Vice-Chair Cedrick Gibson, Philip Elson, Aaron Mitchell, and Edward Rush II

Advisory Committee Members Absent: Valerie H. Jenkins and Eun Cho

Office of Economic Development Staff Present: Ed Randolph, OED Executive Director; Joe Whitaker, OED staff; Brian Bergen, Director of Economic Programs; Sonia Carroll, Director of Operations; and Michelle Stephens, OED staff

Representing the Office of General Counsel: John Sawyer and Daren Anderson

Representing City Council: N/A

I. CALL TO ORDER

Chair Durbin called the NWJEDF Advisory Committee meeting to order at approximately 3:32 p.m. Around the table introductions were made. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE APRIL 28, 2025 NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND ADVISORY COMMITTEE MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE APRIL 28, 2025 MINUTES OF THE NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND ADVISORY COMMITTEE. THE MOTION PASSED UNANIMOUSLY. 5-0-0.

SPRINGFIELD ANIMAL HOSPITAL

Mr. John Sawyer, Office of General Counsel, advised that the floor can be opened for public comment on all agenda items prior to taking up the first action item.

Chair Durbin opened the floor for public comments, of which there were none.

Mr. Bergen provided an overview of the Springfield Animal Hospital project. The animal hospital will be located at 1632 N. Main Street in the Springfield area of Jacksonville in a former brewery building. Two veterinarians plan to renovate the vacant 3,400 square foot building into an animal hospital and will use half of the existing parking lot for a dog park. It was noted that there are no veterinarian clinics in the downtown urban core. The total capital investment is estimated to be \$1 million. In addition to two full time veterinarians, they plan to create approximately six new jobs by December 31, 2029 (not including the two veterinarians).

The city is proposing to give them a Business Infrastructure Grant (BIG) up to \$50,000 to offset a portion of the costs associated with infrastructure improvements needed to complete the project.

Chari Durbin asked if the city had any concerns with part of the parking lot being used for a dog park. Mr. Bergen replied that the applicant is in the permitting process and there were no concerns to date.

It was noted that the hospital will be a new stand-alone practice. This particular veterinarian has started and sold about 5 practices in his career along with his partner. Between the two veterinarians they have almost 100 years of veterinarian experience.

A MOTION WAS MADE BY ADVISORY COMMITTEE MEMBER AARON MITCHELL AND SECONDED BY ADVISORY COMMITTEE VICE CHAIR CEDRICK GIBSON APPROVING A NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND BUSINESS INFRASTRUCTURE GRANT (BIG) TO SPRINGFIELD ANIMAL HOSPITAL UP TO \$50,000. THE MOTION PASSED 5-0-0.

MAIN STREET FOOD PARK

Mr. Brian Bergen provided an overview of the Main Street Food Park project. The proposed project site is located at 2403 North Market in Street in the Phoenix Jax Arts and Innovation District. The client plans to renovate an existing two story building of approximately \$26,789 square feet for food and children's activities. The second floor will be available to rent for various events. The total capital investment is estimated to be \$550,000 and they plan to create a minimum of ten full time jobs by December 31, 2026. Adjacent to the building there will be an 18-hole miniature golf course and entertainment area. It was noted that the golf course is being financed through conventional financing.

The city is proposing to give them a Small Business Development Initiative (SBDI) Grant up to \$35,000 to offset a portion of the costs associated with building improvements needed to complete the project. Mr. Bergen added that they will also be receiving a \$15,000 Façade Grant separate from the NWJEDF.

A MOTION WAS MADE BY ADVISORY COMMITTEE MEMBER AARON MITCHELL AND SECONDED BY ADVISORY COMMITTEE VICE CHAIR CEDRICK GIBSON APPROVING A NORTHWEST

JACKSONVILLE ECONOMIC DEVELOPMENT FUND SMALL BUSINESS INITIATIVE (SBDI) GRANT TO MAIN STREET FOOD PARK FOR UP TO \$35,000. THE MOTION PASSED 5-0-0.

III. INFORMATION/DISCUSSION ITEMS

BAKER'S SPORTS UPDATE

Mr. Bergen noted that the NWJEDF Advisory Committee approved the Baker's Sports project on April 28, 2025 for a Northwest Jacksonville Economic Development Fund Business Infrastructure Grant (BIG) up to \$50,000.

He advised that Council President White recommended that we offer them a \$100,000 noting that they have had some issues with tariffs being placed on their project and construction overruns. In addition Councilwoman Clark Murray asked for an additional \$75,000 for the project. Mr. Bergen added that Baker's Sports will be employing almost 300 people in the neighborhood where Fanatics used to be. Staff is asking for the committee's support for up to \$175,000 for the entire project.

A MOTION WAS MADE BY ADVISORY COMMITTEE PHILIP ELSON, AND SECONDED BY ADVISORY COMMITTEE MEMBER EDWARD RUSH, II APPROVING A NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND BUSINESS INFRASTRUCTURE GRANT (BIG) TO BAKER SPORTS UP TO \$175,000. THE MOTION PASSED 5-0-0.

Advisory Committee Member Elson asked how the NWJEDF was doing. Ms. Carroll replied that the available balance is \$2,847,874.

Mr. Bergen noted that for this year, there is one more project coming along in the rail district adding that in FY 2025/2026, staff will begin talking to city council about replenishing the fund.

NWJEDF FINANCIALS UPDATE

Ms. Carroll provided a brief overview of the NWJEDF Financials. She noted that the Fund Statement Summary Sheet details all of the active projects and a snapshot of what has been encumbered, what has been budgeted and remaining balances.

Chair Durbin asked about the North Point Town Center project noting that their maturity date is 12/22/2025 with a principal balance due of \$452,710. Ms. Carroll responded that she will be reaching out to them.

IV. OLD BUSINESS

No Old Business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VII. ADJOURNMENT

There being no further business, Chair Durbin adjourned the meeting at approximately 3:51 p.m.

The next quarterly NWJEDF Advisory Committee meeting date is TBD.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments, an audio file for the meeting is available upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at msteph@coj.net.