



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**

MONDAY, DECEMBER 8, 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, Aaron Mitchell, and Edward Rush II

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

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

Representing the Office of General Counsel: Daren Anderson

Representing City Council: N/A

I. CALL TO ORDER

Chair Durbin called the NWJEDF Advisory Committee meeting to order at approximately 3:30 p.m. Around the table introductions were made. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE AUGUST 7, 2025 NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND ADVISORY COMMITTEE MEETING MINUTES

A MOTION WAS MADE BY VICE CHAIR GIBSON AND SECONDED BY MEMBER EDWARD RUSH, III; APPROVING THE AUGUST 7, 2025 MINUTES OF THE NORTHWEST JACKSONVILLE ECONOMIC DEVELOPMENT FUND ADVISORY COMMITTEE. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. INFORMATION/DISCUSSION ITEMS

Mr. Bergen provided an update on the Springfield Animal Hospital project and the Main Street Food Park project. Both projects were approved by City Council on November 12, 2025. The projects are underway. He noted that Main Street Food Park also received a Façade Grant in

conjunction with what they received from the NWJEDF that enabled them to do some outdoor improvements as well.

NWJEDF FINANCIALS UPDATE

Ms. Carroll provided a brief overview of the NWJEDF Financials.

Ms. Carroll noted that Baker Sports, Main Street Food Park and Mini Golf, and the Springfield Animal projects have been added to the project listing (\$185,000 from the NWJEDF).

Ms. Carroll noted that there is approximately \$2.7 million available funding in the NWJEDF. She noted that the amount includes \$1.7 million BJP dollars that are still earmarked for projects. She added that \$602,945 was cancelled, but the funding is still allocated to the projects.

Ms. Carroll advised that staff will be working with OGC and the Auditors to see what can be done with the money after review of the contracts. . In addition they will be looking at old JEDC capital projects to see what the legal requirements are.

Mr. Bergen noted that a cancellation notice was sent to AA Auto Parts (\$250,000). They have received six extensions and are past the deadline in their contract. He added that USA Big Mountain (\$200,000) did not meet their obligations and their contract was mutually closed.

Mr. Bergen noted that Baker Sports may not take the full amount of their contract. If they do not meet their capital investment as far as expenditures. The amount will be reduced by whatever percentage they did not reach as far as their goal. He has until 2028 to meet the full capital amount; however, they pushed for a payout of the grant. Mr. Bergen added that they have met their employment numbers and are expanding with an additional 50,000 square feet.

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 3:37 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.