

RESOLUTION 2025-01-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AGENCY PROVIDING TO WJCT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND (\$250,000) FOR DEVELOPMENT OF A MASTER WAYFINDING AND SIGNAGE PLAN TOGETHER WITH FABRICATION AND INSTALLATION OF SIGNAGE FOR THAT CITY-OWNED PROPERTY CURRENTLY LEASED BY GRANTEE; AUTHORIZING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) TO UNDERTAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION, INCLUDING BUT NOT LIMITED TO NEGOTIATION AND EXECUTION OF CONTRACTS, AGREEMENTS OR FUNCTIONAL EQUIVALENTS THEREOF; AUTHORIZING THE TRANSFER OF FUNDS IN ACCORDANCE WITH EXHIBIT ‘A’ TO THIS RESOLUTION; A PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA is the Community Redevelopment Agency for the Combined Northbank Community Redevelopment Area; and

WHEREAS, the City and WJCT, Inc. entered into a lease agreement for that property identified by Exhibit ‘B’ in 1977; and

WHEREAS, the lease agreement, as amended, has a term of 99 years from March 31, 1977; and

WHEREAS, the demolition of the Hart Bridge Ramps and the accompanying reconstruction of East Bay Street (f/k/a/ Gator Bowl Boulevard) has altered the transportation network such that previous street front signage requires replacement; and

WHEREAS, the City is relocating Fire Station 39 to a parcel acquired as part of agreements with AR Polar authorized via Ordinance 2023-89-E, with said fire station to be accessed via a reconfigured Festival Park Avenue; and

WHEREAS, as part of the abovementioned agreements, the City is obligated to provide ingress and egress to the AR Polar Property (Exhibit ‘C’) from Festival Park Avenue; and

WHEREAS, the reconfiguration of Festival Park Avenue and East Bay Street (f/k/a Gator Bowl Boulevard) make it necessary to develop a master wayfinding and signage plan together with the fabrication and installation of new signage both adjacent to and throughout the City-owned parcel, the boundaries of which may be amended to accommodate reconfiguration of Festival Park Avenue; and

WHEREAS, the DIA acknowledges that the need for a master wayfinding and signage plan together with the fabrication and installation of signage is not the result of any actions or inactions by WJCT, Inc.;

WHEREAS, as the long-term lessee experiencing the effects of the reconfiguration of East Bay Street (f/k/a Gator Bowl Boulevard) and who will experience the effects of the imminent reconfiguration of Festival Park Avenue, WJCT, Inc. is the appropriate entity to undertake a master wayfinding and signage plan and manage the fabrication and installation of signage; and

WHEREAS, in part, a purpose of this resolution is to serve as an inducement to a lease modification requested by the City and DIA and is not sought as a stand-alone obligation of the DIA,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA approves a contribution in an amount not to exceed to two hundred fifty thousand dollars (\$250,000) to WJCT for the development of a master wayfinding and signage plan and together with fabrication and installation of related signage, subject to the following:

- i. Wayfinding and signage shall be subject to review and approval by the Downtown Development Review Board, as may be required by the Jacksonville Code of Ordinances.
- ii. Contribution Payments to WJCT, Inc. shall be for actual wayfinding and signage expenses previously incurred resulting from the reconfiguration of East Bay Street (f/k/a Gator Bowl Boulevard) and expenses to be incurred pursuant to the purposes of this resolution.
- iii. Additional terms and conditions may be required by the Office of General Counsel or otherwise negotiated by the DIA Chief Executive Officer.
- iv. DDRB / DIA staff shall assist WJCT, Inc. in the expediting of any City Approvals.

Section 3. The Chief Executive Officer is hereby authorized to negotiate and execute the contracts necessary to document this approval and otherwise take all additional actions necessary to effectuate the purposes of this Resolution.

Section 4. The DIA authorizes the transfer of funds in accordance with Exhibit 'A' to this resolution and authorizes its Chief Executive Officer to take all actions, including modifications to Exhibit 'A' as may be required by the Finance and Budget Office, necessary to effectuate the transfer of funds.

Section 5. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Witness



Patrick Kreshowski, Esq., Chairman

2/11/2025
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0



