

1 Introduced by Council Members Gaffney and Priestly Jackson and Co-
2 Sponsored by Council Members Becton, Boylan, Bowman, Carlucci,
3 Carrico, Cumber, DeFoor, Dennis, Diamond, Freeman, Howland, Morgan,
4 Newby, Pittman, White, Ferraro, and Salem and amended by the Finance
5 Committee and amended on the Floor of Council:

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ORDINANCE 2022-93-E

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AN ORDINANCE MAKING CERTAIN FINDINGS AND
APPROPRIATING \$156,290 FROM THE GENERAL FUND -
GENERAL SERVICES DISTRICT HISTORIC STANTON REHAB
CONTINGENCY ACCOUNT TO HISTORIC STANTON, INC. TO
BE USED FOR BUILDING IMPROVEMENTS AT THE
HISTORIC STANTON SCHOOL BUILDING, LOCATED AT 521
WEST ASHLEY STREET; PROVIDING FOR A CARRYOVER OF
FUNDS THROUGH SEPTEMBER 30, 2023; APPROVING, AND
AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND
CORPORATION SECRETARY TO EXECUTE AND DELIVER, AN
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND
HISTORIC STANTON, INC. TO PROVIDE FOR BUILDING
IMPROVEMENTS AT THE HISTORIC STANTON SCHOOL
BUILDING, LOCATED AT 521 WEST ASHLEY STREET;
INVOKING THE EXCEPTION IN SECTION 126.107(G),
ORDINANCE CODE, TO ALLOW DIRECT CONTRACT WITH
HISTORIC STANTON, INC. TO PROVIDE FOR BUILDING
IMPROVEMENTS; WAIVING SECTION 118.107
(NONPROFITS TO RECEIVE FUNDING THROUGH A
COMPETITIVE EVALUATED AWARD PROCESS), PART 1
(GENERAL PROVISIONS), CHAPTER 118 (CITY GRANTS),
ORDINANCE CODE, TO ALLOW DIRECT CONTRACT WITH

1 HISTORIC STANTON, INC.; WAIVING SECTION
2 118.201(F)(7) (RELEASE OF APPROPRIATIONS),
3 *ORDINANCE CODE*, TO ALLOW FOR ADVANCE PAYMENTS IN
4 EXCESS OF 10% TO HISTORIC STANTON, INC.;
5 PROVIDING FOR OVERSIGHT BY THE DEPARTMENT OF
6 FINANCE AND ADMINISTRATION; PROVIDING AN
7 EFFECTIVE DATE.

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9 **WHEREAS**, the historic Stanton School building, known as the
10 Edwin M. Stanton High School, was constructed in 1917 to serve the
11 African American residents of Jacksonville as part of one of the
12 largest school construction programs ever initiated in Duval County;
13 and

14 **WHEREAS**, the present building represents the culmination of 150
15 years of African American education, as well as being closely
16 associated with the life and works of James Weldon Johnson, one of
17 the City's most noted citizens and author of the prominent hymn "*Lift*
18 *Every Voice and Sing*"; and

19 **WHEREAS**, the property was listed on the National Register of
20 Historic Places in 1983; and

21 **WHEREAS**, the property was designated as a landmark structure by
22 the Council in 2013; and

23 **WHEREAS**, in April 2020, the historic Stanton School building's
24 roof collapsed, and then subsequently the property was condemned; and

25 **WHEREAS**, Historic Stanton, Inc., desires to save this building
26 from neglect and begin working to preserve the structure's integrity
27 from further deterioration; and

28 **WHEREAS**, the renovation and restoration of the historic Stanton
29 School building is consistent with the goals of the Downtown Historic
30 Preservation and Revitalization Task Force Initiatives, which state,

1 among other things, that preserving and restoring the historic
2 architectural fabric of downtown Jacksonville by bringing
3 underutilized or abandoned historic buildings back into use are
4 important to the City's welfare; now therefore

5 **BE IT ORDAINED** by the Council of the City of Jacksonville:

6 **Section 1. Findings.** It is hereby ascertained, determined,
7 found, and declared as follows:

8 (a) The recitals set forth herein are true and correct.

9 (b) The authorizations provided by this ordinance are for
10 public uses and purposes for which the City may use its powers as a
11 county/municipality and as a political subdivision of the State of
12 Florida and may expend public funds, and the necessity in the
13 public interest for the provisions herein enacted is hereby
14 declared as a matter of legislative determination.

15 **Section 2.** For the 2021-2022 fiscal year, within the City's
16 budget, there are hereby appropriated the indicated sum(s) from the
17 account(s) listed in subsection (a) to the account(s) listed in
18 subsection (b):

19 (The account information is attached hereto as **Exhibit 1** and
20 incorporated herein by this reference)

21 (a) Appropriated from:

22 See **Exhibit 1** \$156,290

23 (b) Appropriated to:

24 See **Exhibit 1** \$156,290

25 (c) Explanation of Appropriation

26 The appropriation above provides \$156,290 in funding from
27 the General Fund - General Services District Historic
28 Stanton Rehab Contingency to subsidies and contributions
29 within the Office of Grants and Contract Compliance to
30 Historic Stanton, Inc. for building improvements.

1 **Section 3. Purpose.** The purpose of the appropriation in
2 Section 2 is to provide Historic Stanton, Inc. a grant to be used for
3 building improvements, specifically repairing a portion of the roof
4 that collapsed, mending minor leaks on subfloors, and boarding up the
5 windows and other compromised entry points at the Historic Stanton
6 school building, located at 521 West Ashley Street. Historic Stanton,
7 Inc. has received estimates for scope of work for potential
8 improvements, as more fully described as **Exhibit 2**, attached hereto.

9 **Section 4. Carryover.** The funds appropriated by Ordinance
10 2021-382-E shall not lapse but shall carryover through September 30,
11 2023.

12 **Section 5. Agreement approved and execution authorized.**
13 There is hereby approved, and the Mayor, or his designee, and
14 Corporation Secretary are hereby authorized to execute and deliver,
15 the Funding Agreement between the City of Jacksonville and Historic
16 Stanton, Inc., in substantially the form as attached hereto as **Revised**
17 **On File** and incorporated herein by this reference (the "Agreement")
18 to provide for building improvements at the historic Stanton school
19 building located at 521 West Ashley Street.

20 **Section 6. Invoking the exception to Section 126.107(g),**
21 **Ordinance Code.** The City is hereby authorized to procure the use of
22 the services of Historic Stanton, Inc., to provide for building
23 improvements to the historic Stanton school building, located at 521
24 West Ashley Street. Pursuant to Section 126.107(g) (Exemptions), Part
25 1 (General Regulations), Chapter 126 (Procurement Code), Ordinance
26 Code, such procurement is exempted from competitive solicitation
27 because the supplies or services are to be provided by those
28 specifically prescribed within authorizing legislation that
29 appropriates the same. With the exception of the foregoing, all other
30 provisions of Chapter 126, Ordinance Code, shall remain in full force

1 and effect.

2 **Section 7. Waiver of Section 118.107 (Nonprofits to**
3 **receive funding through a competitive evaluated award process), Part**
4 **1 (General Provisions), Chapter 118 (City Grants), Ordinance Code.**

5 The provisions of Section 118.107 (Nonprofits to receive funding
6 through a competitive evaluated award process), Part 1 (General
7 Provisions), Chapter 118 (City Grants), *Ordinance Code*, are hereby
8 waived to allow for a direct contract with Historic Stanton, Inc. and
9 the City of Jacksonville. Historic Stanton, Inc. is a non-profit
10 organization which owns the historic Stanton school building, located
11 at 521 West Ashley Street. The City finds that Historic Stanton, Inc.
12 is a justified direct contract because Historic Stanton, Inc. is the
13 only entity that can perform building improvements to the
14 aforementioned structure.

15 **Section 8. Waiver of Section 118.201(f) (7) (Release of**
16 **Appropriations), Ordinance Code.**

17 Section 118.201(f) (7) (Release of
18 Appropriations), Chapter 118 (City Grants), *Ordinance Code*, is hereby
19 waived as to the disbursement of funds based upon draws for services
20 performed or reimbursements for work done. Waiver of Section
21 118.201(f) (7), *Ordinance Code*, is requested to allow advance payments
22 in excess of 10% to Historic Stanton, Inc.

22 **Section 9. Oversight Department.** The Department of Finance
23 and Administration shall oversee the project described herein.

24 **Section 10. Effective Date.** This ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature.

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29 Form Approved:

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1 /s/ Margaret M. Sidman

2 Office of General Counsel

3 Legislation prepared by: Margaret M. Sidman

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