

1 Introduced by Council Members Gaffney and Priestly Jackson:  
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4 **ORDINANCE 2022-93**

5 AN ORDINANCE MAKING CERTAIN FINDINGS AND  
6 APPROPRIATING \$156,290 FROM THE GENERAL FUND -  
7 GENERAL SERVICES DISTRICT FUND BALANCE TO  
8 HISTORIC STANTON, INC. TO BE USED FOR BUILDING  
9 IMPROVEMENTS AT THE HISTORIC STANTON SCHOOL  
10 BUILDING, LOCATED AT 521 WEST ASHLEY STREET;  
11 APPROVING, AND AUTHORIZING THE MAYOR, OR HIS  
12 DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE  
13 AND DELIVER, AN AGREEMENT BETWEEN THE CITY OF  
14 JACKSONVILLE AND HISTORIC STANTON, INC. TO  
15 PROVIDE FOR BUILDING IMPROVEMENTS AT THE  
16 HISTORIC STANTON SCHOOL BUILDING, LOCATED AT 521  
17 WEST ASHLEY STREET; INVOKING THE EXCEPTION IN  
18 SECTION 126.107(G), *ORDINANCE CODE*, TO ALLOW  
19 DIRECT CONTRACT WITH HISTORIC STANTON, INC. TO  
20 PROVIDE FOR BUILDING IMPORVEMENTS; WAIVING  
21 SECTION 118.107 (NONPROFITS TO RECEIVE FUNDING  
22 THROUGH A COMPETITIVE EVALUATED AWARD PROCESS),  
23 PART 1 (GENERAL PROVISIONS), CHAPTER 118 (CITY  
24 GRANTS), *ORDINANCE CODE*, TO ALLOW DIRECT  
25 CONTRACT WITH HISTORIC STANTON, INC.; WAIVING  
26 SECTION 118.201(F)(7) (RELEASE OF  
27 APPROPRIATIONS), *ORDINANCE CODE*, TO ALLOW FOR  
28 ADVANCE PAYMENTS IN EXCESS OF 10% TO HISTORIC  
29 STANTON, INC.; PROVIDING OVERSIGHT BY THE  
30 DEPARTMENT OF FINANCE AND ADMINISTRATION;  
31 PROVIDING AN EFFECTIVE DATE.

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2           **WHEREAS**, the historic Stanton School building, known as the  
3 Edwin M. Stanton High School, was constructed in 1917 to serve the  
4 African American residents of Jacksonville as part of one of the  
5 largest school construction programs ever initiated in Duval County;  
6 and

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

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

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

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

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

21           **WHEREAS**, the renovation and restoration of the historic Stanton  
22 School building is consistent with the goals of the Downtown Historic  
23 Preservation and Revitalization Task Force Initiatives, which state,  
24 among other things, that preserving and restoring the historic  
25 architectural fabric of downtown Jacksonville by bringing  
26 underutilized or abandoned historic buildings back into use are  
27 important to the City's welfare; now therefore

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

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

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

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

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

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

13 (a) Appropriated from:

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

15 (b) Appropriated to:

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

17 (c) Explanation of Appropriation

18 The appropriation above provides \$156,290 in funding from  
19 the General Fund - General Services District Fund Balance  
20 derived from unused funds within the Historic Stanton Rehab  
21 Contingency for subsidies and contributions within the  
22 Office of Grants and Compliance to Historic Stanton, Inc.  
23 for building improvements

24 **Section 3. Purpose.** The purpose of the appropriation in  
25 Section 1 is to provide Historic Stanton, Inc. Contingency account  
26 to be used for building improvements, specifically repairing a portion  
27 of the roof that collapsed, mending minor leaks on subfloors, and  
28 boarding up the windows and other compromised entry points at the  
29 Historic Stanton school building, located at 521 West Ashley Street.  
30 Historic Stanton, Inc. has received estimates for scope of work for  
31 potential improvements, as more fully described as **Exhibit 2**, attached

1 hereto.

2 **Section 4. Agreement approved and execution authorized.**

3 There is hereby approved, and the Mayor, or his designee, and  
4 Corporation Secretary are hereby authorized to execute and deliver,  
5 the Funding Agreement between the City of Jacksonville and Historic  
6 Stanton, Inc., in substantially the form as attached hereto as **On**  
7 **File** and incorporated herein by this reference (the "Agreement") to  
8 provide for building improvements at the historic Stanton school  
9 building located at 521 West Ashley Street.

10 **Section 5. Invoking the exception to Section 126.107(g),**

11 **Ordinance Code.** The City is hereby authorized to procure the use of  
12 the services of Historic Stanton, Inc., to provide for building  
13 improvements to the historic Stanton school building, located at 521  
14 West Ashley Street. Pursuant to Section 126.107(g) (Exemptions), Part  
15 1 (General Regulations), Chapter 126 (Procurement Code), Ordinance  
16 Code, such procurement is exempted from competitive solicitation  
17 because the supplies or services are to be provided by those  
18 specifically prescribed within authorizing legislation that  
19 appropriates the same. With the exception of the foregoing, all other  
20 provisions of Chapter 126, Ordinance Code, shall remain in full force  
21 and effect.

22 **Section 6. Waiver of Section 118.107 (Nonprofits to**  
23 **receive funding through a competitive evaluated award process), Part**  
24 **1 (General Provisions), Chapter 118 (City Grants), Ordinance Code.**

25 The provisions of Section 118.107 (Nonprofits to receive funding  
26 through a competitive evaluated award process), Part 1 (General  
27 Provisions), Chapter 118 (City Grants), *Ordinance Code*, are hereby  
28 waived to allow for a direct contract with Historic Stanton, Inc. and  
29 the City of Jacksonville. Historic Stanton, Inc. is a non-profit  
30 organization which owns the historic Stanton school building, located  
31 at 521 West Ashley Street. The City finds that Historic Stanton, Inc.

1 is a justified direct contract because Historic Stanton, Inc. is the  
2 only entity that can perform building improvements to aforementioned  
3 structure.

4 **Section 7. Waiver of Section 118.201(f)(7) (Release of**  
5 **Appropriations), Ordinance Code.** Section 118.201(f)(7) (Release of  
6 Appropriations), Chapter 118 (City Grants), *Ordinance Code*, is hereby  
7 waived as to the disbursement of funds based upon draws for services  
8 performed or reimbursements for work done. Waiver of Section  
9 118.201(f)(7), *Ordinance Code*, is requested to allow advance payments  
10 in excess of 10% to Historic Stanton, Inc.

11 **Section 8. Oversight Department.** The Department of Finance  
12 and Administration shall oversee the project described herein.

13 **Section 9. Effective Date.** This ordinance shall become  
14 effective upon signature by the Mayor or upon becoming effective  
15 without the Mayor's signature.

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18 Form Approved:

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20           /s/ Margaret M. Sidman          

21 Office of General Counsel

22 Legislation prepared by: Margaret M. Sidman

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