



## BOARD OF DIRECTORS MEETING

September 11, 2025  
3:00 pm  
City Commission Chambers

Chair: Brian Welch

**Agenda:** Regular Meeting and Public Hearing

<b>I.</b>	<b>AGENDA MODIFICATIONS</b>	<b>PAGE</b>
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<b>II.</b>	<b>CITIZENS TO BE HEARD</b>	
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**In Person:** Citizens desiring to speak must fill out a Speaker Request Form. The Chair reserves the right to limit the number of speakers or time allotted to each. Speakers are limited to 3 minutes.

**Written Comments:** Please provide written public comment by emailing [Comments@BlueprintIA.org](mailto:Comments@BlueprintIA.org) until 5 p.m. on September 10, 2025. This will allow ample time for comments to be provided to the IA Board in advance of the meeting. Comments submitted after this time will be accepted and included in the official record of the meeting.

**Live Comments via WebEx:** If you wish to provide comments live during the IA Board meeting via WebEx, please register to join at [www.blueprintia.org](http://www.blueprintia.org) by 5 p.m. on September 10, 2025, and WebEx meeting access information will be provided to you via email. Speakers are limited to 3 minutes.

<b>III.</b>	<b>INFORMATIONAL ITEMS/PRESENTATIONS</b>	
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- Receipt and File:
  - Draft Citizens Advisory Committee August 28, 2025 Minutes
  - Blueprint Infrastructure Community Engagement Update

**IV. CONSENT**

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| 1. | Approval of the May 8, 2025 Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes | <b>11</b> |
| 2. | Approval of the 2026 Blueprint Intergovernmental Agency Meeting Schedule                                       | <b>21</b> |
| 3. | Acceptance of the FY 2025 Blueprint Intergovernmental Agency Annual Report                                     | <b>23</b> |

**V. GENERAL BUSINESS**

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| 4. | Election of the Blueprint Intergovernmental Agency Board of Directors Vice Chairperson | <b>31</b> |
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**VI. DIRECTOR DISCUSSION ITEMS**

**VII. PUBLIC HEARING 5:00 pm**

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| 5. | Second and Final Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026 – 2030 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency and Approval of Budget Resolutions | <b>33</b> |
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**VIII. ADJOURN**

**NEXT BOARD OF DIRECTORS MEETING: November 6, 2025**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to attend this meeting should contact Shelonda Meeks, Blueprint Office Manager, 315 South Calhoun Street, Suite 450, Tallahassee, Florida, 32301, at least 48 hours prior to the meeting. Telephone: 850-219-1060; or 1-800-955-8770 (Voice) or 711 via Florida Relay Service.

# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** October 23, 2025  
**To:** Citizens Advisory Committee  
**From:** Artie White, PLACE Director  
**Subject:** Summary CAC Meeting Minutes for August 28, 2025

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## Committee Members present:

Leroy Peck	Mary Glowacki
Chris Daniels	Deborah Burr
Kathy Bell	William McCloud
Byron Greene	Rod McQueen
Whitney Doyle	Hollie Myers (virtually via Teams)
Chuck Goodheart	Fred Varn
Dr. Elaine Bryant	

The regular meeting of the Citizens Advisory Committee was called to order at 4:30 pm on August 28, 2025 at the Blueprint Intergovernmental Agency by Chair, Leroy Peck.

## I. **AGENDA MODIFICATIONS**

There were no modifications to the published agenda.

## II. **CITIZEN COMMENTS**

There were no citizen comments.

## **PRESENTATION / INFORMATION ITEMS**

### *Recognition of CAC Member, Adner Marcelin*

Blueprint Planning Manager Megan Doherty recognized CAC member Adner Marcelin, who passed away earlier this year, for his four years of service and the numerous contributions Mr. Marcelin made to the CAC as well as to the community.

### *Q2 2025 Blueprint Infrastructure Project Status Report*

Blueprint Planning Manager Megan Doherty gave a brief overview of current projects, milestones achieved, beginning & ending dates of projects, and highlights of specific projects.

## **CONSENT**

1. **Approval of the January 30, 2025 and April 24, 2025 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes**

CAC Member, Fred Varn requested a correction to the January 30, 2025 minutes. Mr. Varn said that he is not on the Midtown Working Group although there is a person on that group with the same name. Megan replied that she will make the correction.

Kathy Bell then moved to approve the Consent agenda with the edit from Fred Varn, LaRoderick McQueen seconded this motion. Motion passed unanimously.

### III. **GENERAL BUSINESS**

#### **2. Presentation of the FY 2025 Annual Report of the Blueprint Intergovernmental Agency**

Blueprint Planning Manager Megan Doherty presented highlights from the FY 2025 Blueprint Intergovernmental Agency Annual Report, encompassing the period from October 1, 2024 through September 30, 2025. During this time, construction began on six Infrastructure projects, including breaking ground on three new parks throughout Leon County - Orange-Meridian Park, Market District, and the Northeast (NE) Park. Additional projects under construction for FY 2025 include the Airport Gateway and Mountain Bike Flow Trail at Capital Circle Southwest Greenways.

CAC member, Chuck Goodheart inquired as to the maintenance of these parks built with Blueprint funds. Ms. Doherty noted that the Orange-Meridian & Market District parks will be maintained by the City of Tallahassee and the NE Park will be maintained by Leon County.

Ms. Doherty highlighted the FY 2025 awards & recognitions received for projects including three local and statewide awards for the History & Culture Trail project, Project Manager, Martha Hodgson being recognized as the Government Engineer of the Year, and Project of the Year awards for the Northeast Gateway: Welaunee Boulevard and Lake Jackson Greenway: Phase 1 projects.

Ms. Doherty concluded with an overview of the eleven Infrastructure projects currently under construction, as well as noting there will be a total of 17 in construction in 2026.

Office of Economic Vitality (OEV) Director Keith Bowers presented OEV's FY 2025 highlights, notably two awards that OEV received from the International Economic Development Council (IEDC) for SOMO Walls project and the Bronze award for Economic Equity & Inclusion for the Black Business Expo Tallahassee. Mr. Bowers discussed how economic development follows & intersects with infrastructure, noting that investments in the southside made achievements like SoMo Walls possible. He concluded that infrastructure is the foundation and backbone for economic development.

Mr. Bowers presented statistical information about Tallahassee being recognized among the top metropolitan locations in the nation for the 2<sup>nd</sup> consecutive year and then gave a ranking breakdown of how this was achieved from the *Area Development* magazine and how this recognition underscores Tallahassee's ongoing economic vitality, investment appeal, and ability to attract & retain businesses.

Mr. Bowers then discussed how OEV collaborated to host the Motor Drive Systems, and Magnetics (MDSM) Conference in February 2025 here in Tallahassee. Mr. Bowers highlighted where there were over 260 industry leaders that attended from around the world along with showcasing Tallahassee-Leon County's role as the Magnetic Capital of the World. He concluded by saying that due to the success of the conference, it will return in March 2026.

Mr. Bowers then gave information showing that Tallahassee ranks among the top 15 (#14) nationally for the highest percentage of Black-owned businesses and how these businesses contribute to the fabric of our economy. He also informed everyone that OEV has recently started a podcast called Economic Vitality Unplugged. He said the podcast will discuss trends taking place in the Tallahassee-Leon County area and be a resource to highlight the region's momentum economically & collaboration all over the community. He concluded OEV's 2025 highlights where he talked about OEV's MWSBE Division certifying more than 155 firms and over 458 certified firms are now ready to participate in the local procurement process. He gave data showing that of the \$29.5 million dollars that Blueprint expended on projects in FY 2025, almost \$8 million dollars (28%) was spent with MWBE-certified firms. He then highlighted & gave information on the 2025 Talent Development & Attraction events that were held which were the annual Leon Works Expo and the 2<sup>nd</sup> annual North Florida Worlds of Work.

CAC member, Chuck Goodheart asked a question about the location of the mountain bike flow trail. Director Autumn Calder and Ms. Doherty & Autumn answered, noting the bike trail is being constructed within Debbie Lightsey Park and is a part of a larger network of trails in the Capital Circle Southwest area, such as the completed Golden Aster Trail and planned Munson Connector Trail.

Option 1: CAC Acceptance of presentation of FY25 Annual Report of the Blueprint Intergovernmental Agency: William McCloud then moved to approve Option #1, LaRoderick McQueen seconded this motion. Motion passed unanimously.

CAC Chair, Leroy Peck mentioned how Gaines Street has changed through intentional infrastructure planning and thanked Blueprint for what they do.

#### **IV. PUBLIC HEARING 5:00PM**

##### **3. *First Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026-2030 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency***

CAC Chair Leroy Peck provided information on the first public hearing, being conducted at the August 28, 2025 CAC meeting. Blueprint Planning Manager Megan Doherty provided an overview of the Blueprint Intergovernmental Agency's FY 2026 budget, describing the last 10 years of IA Board direction that directed the development of the FY 2026 budget.

Ms. Doherty provided an overview of the FY 2026-2030 Capital Improvement Program (CIP). Ms. Doherty noted the proposed FY 2026 budget includes an \$83 million bond to advance construction of numerous Regional Mobility and Gateway projects. Each year continues to also include the approximately \$10 million in annual allocations for

sidewalks, water quality, operating costs for parks, transit, bike routes, and greenways.

OEV Director Keith Bowers presented OEV's proposed FY 2026, noting the projected availability of \$4 million dollars to cover existing economic development projects, competitive project fund, future opportunity leveraging fund, and along with funds for personnel, operating expenses, and funds debt service expenses. Mr. Bowers also presented two new programs approved by the IA Board at their May 8, 2025 meeting. The Air Service Incentive & Capacity Improvement program will provide \$670,000 annually to the Tallahassee International Airport to possibly attract a low-cost carrier, expand routes, and create more jobs and additional economic output. The second program approved by the IA Board is the Affordable Housing Gap Finance Incentive Program, which will allocate \$250,000 annually to support rental housing projects for very low income household. The program is being coordinated with the City and County to help with fill the gaps in financing relating to construction costs & high interest rates for affordable/low income housing projects.

Chuck Goodheart inquired as to how the \$250,000 amount was identified for the Affordable Housing Gap program. Mr. Bowers noted IA Board direction to fund the project at that amount based on recommendations from the City and County. The funds are intended to accumulate over time to support larger projects.

Ms. Doherty then recapped the last 10 years of IA Board directed projects and the FY 2026 budget as presented. Ms. Doherty noted today's CAC meeting is the first public hearing and the second and final public hearing is scheduled for the IA Board Meeting on Thursday, September 11, 2025 at 5:00 PM, City Commission Chambers.

**V. ADJOURN**

The meeting adjourned at 5:48 PM.

NEXT CAC Meeting: October 23, 2025

**Blueprint Intergovernmental Agency Board of Directors Meeting**  
**Receipt and File: Blueprint Infrastructure Community Engagement Update**  
**September 11, 2025**

This document provides the IA Board with information regarding recent and upcoming public engagement activities for Blueprint Infrastructure.

In addition, the [Fiscal Year 2024 Annual Comprehensive Financial Report](#) (ACFR) for the Blueprint Intergovernmental Agency, which includes the external audit, was posted to the Blueprint website on June 3, 2025.

**RECENT & UPCOMING ENGAGEMENT**

Active projects employ a range of engagement strategies tailored to residents, businesses, homeowner associations, neighborhood associations, and project working groups. Purposeful, timely, and project-centric community engagement remains paramount in fostering constructive relationships with community members directly impacted by or with vested interest in the project. This is accomplished through targeted outreach efforts, such as engaging stakeholders in small group settings or one-on-one interactions to disseminate information and facilitate discussions pertaining to project ideas or concerns. Examples of stakeholder engagement initiatives include door-to-door outreach to businesses or residences, participation in homeowner/neighborhood association gatherings, and the organization of virtual meetings. The Blueprint team remains accessible to the community, with an open invitation for stakeholders to connect with any staff member.

Project-related public engagement activities that have transpired or are scheduled between May 8, 2025, and November 6, 2025, (spanning the period between the last and forthcoming IA Board meetings) encompass the following initiatives.

[Airport Gateway](#)

- Construction for Airport Gateway Segment G-1 (Springhill Road from Capital Circle SW to south of Windy Pines Lane) has begun and expected to be complete in late 2025. Public notices for traffic pattern changes will be communicated as necessary.

[Fairgrounds Beautification and Improvement](#)

- To date, design for the Fairgrounds Beautification project has been limited to preliminary concepts — prepared so staff could present a concept to the Fair Committee and support lease negotiations — with meetings with the North Florida Fair Association ongoing. A full design will begin once negotiations conclude and is expected to run through mid-2026. Designated staff from Leon County and Blueprint have been meeting regularly with the Fair Association's subcommittee to discuss the Blueprint improvements and the operational needs of the Fair Association understanding that these factors will form the basis of an updated lease between the Fair Association and Leon County.



### Monroe-Adams Placemaking

- Construction of underground electric utility for Harrison Street began in August 2025. Staff has coordinated with business owners to ensure business operations are not interrupted.

### Northeast Gateway Phase 1A – Interstate 10 Overpass

- Construction for the Northeast Gateway bridge over Interstate 10 has begun with construction scheduled to continue through 2027. Public notices for traffic pattern changes will be communicated as necessary.

### Northeast Gateway Phase 2

- A construction contractor has been selected for the Clarecastle Sidewalk. A postcard mailing will be sent out to inform residents of the upcoming construction. Sidewalk construction is estimated to be complete in early 2026.

### Northwest Connector Tharpe Street

- A public meeting is anticipated in the early fall as part of the ongoing Project Development and Environment (PD&E) Study.

### Northeast Corridor Connector: Bannerman Road

- In anticipation of Phase 1 improvements (Orchard Pond Trail, intersection improvements at Bull Headley Road/Bannerman Road, and stormwater pond construction at the eastern end of the corridor) beginning construction in late 2025, Blueprint staff hosted a booth at the August 29 Block Party at Bannerman Crossing where residents were able to talk with the project team to learn more about the Bannerman Road project. Blueprint staff also plans to attend the scheduled October 3 Block Party.

### Orange-Meridian Placemaking

- A groundbreaking ceremony was held for Orange Meridian Park on May 8, 2025. Construction is ongoing and will continue through mid-2026.

The [Blueprint Infrastructure Quarter 2 2025 Project Status Report](#) was published in August 2025 on the Blueprint website. The status of all projects is updated regularly and appears on their respective web pages.

- [Airport Gateway](#)
- [Alternative Sewer Solutions](#)
- [Animal Service Center](#)
- [Bike Route System](#)
- [Capital Cascades Trail Segment 4](#)
- [Capital Circle Southwest](#)
- [College Avenue Placemaking](#)
- [Debbie Lightsey Nature Park](#)
- [Fairgrounds Beautification and Improvement](#)
- [Florida A&M University Entry Points](#)
- [Greenways Master Plan Implementation](#)
- [Lake Jackson Greenway](#)
- [Lake Lafayette and St. Marks Regional Linear Park](#)



- [Magnolia Drive Trail](#)
- [Market District Placemaking](#)
- [Midtown Placemaking](#)
- [Monroe-Adams Placemaking](#)
- [North Monroe Gateway](#)
- [Northeast Corridor Connector:  
Bannerman Road](#)
- [Northeast Gateway: Welaunee  
Boulevard](#)
- [Northeast Park](#)
- [Northwest Connector Corridor:  
Tharpe Street](#)
- [Orange Avenue Widening](#)
- [Orange-Meridian Placemaking](#)
- [Southside Gateway](#)
- [Westside Student Gateway](#)

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# Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

**September 11, 2025**

<b>Title:</b>	Approval of the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes
<b>Category:</b>	Consent
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Intergovernmental Agency Susan Dawson, Blueprint Attorney Keith Bowers, Director, Office of Economic Vitality

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## STATEMENT OF ISSUE:

This item presents the summary meeting minutes for the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors (IA Board) budget workshop and meeting and requests the IA Board's review and approval of the minutes as presented.

## FISCAL IMPACT

This item has no fiscal impact.

## RECOMMENDED ACTION:

Option 1: Approve the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes.

## OPTIONS:

Option 1: Approve the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes.

Option 2: IA Board Direction.

### Attachments:

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors May 8, 2025, Workshop.
2. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors May 8, 2025, Meeting.

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# Blueprint Intergovernmental Agency Board of Directors Budget Workshop Meeting Minutes

**Date:** September 11, 2025  
**To:** Board of Directors  
**From:** Artie White, PLACE Director  
**Subject:** Summary Minutes to Budget Workshop of May 8, 2025

## **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Brian Welch, Vice Chair	Commissioner Dianne Williams-Cox, Chair
Commissioner Nick Maddox	Mayor John Dailey
Commissioner David O'Keefe	Commissioner Jeremy Matlow
Commissioner Carolyn Cummings	Commissioner Jacqueline Porter (virtual)
Commissioner Rick Minor	Commissioner Curtis Richardson
Commissioner Bill Proctor	
Commissioner Christian Caban	

## **I. AGENDA MODIFICATIONS**

Commissioner Williams-Cox opened the meeting at 1:00 pm and recognized a request from Commissioner Porter to participate via Webex.

**Commissioner Welch moved to allow Commissioner Porter to participate virtually. Motion was seconded by Commissioner Cummings. Motion passed.**

**Passed 10-0 (weighted: 58-0)**

**Commissioner Proctor was not present at the time of the vote.**

There were no agenda modifications.

## **II. WORKSHOP ITEMS**

*Workshop on the Proposed Fiscal Year 2026 Operating Budget and Five-Year Capital Improvement Plan for the Blueprint Intergovernmental Agency*

PLACE Director Artie White provided an introduction of the agenda item and stated that staff was presenting a balanced budget that continues the current momentum of the Blueprint Program. Director White explained the 2026 budget development process and stated that the FY 2026 budget was developed in collaboration with the City and County budget staff to ensure consistency and that the budget incorporates the past 10 years of IA Board direction. Director White also explained the next steps to accept the proposed budget required two public hearings which are scheduled for August 28<sup>th</sup> at the Blueprint Citizens Advisory Committee Meeting and September 18<sup>th</sup> at the IA Board of Directors Meeting.

Blueprint Director Autumn Calder began her presentation by summarizing the recent awards Blueprint received for several of the Blueprint 2020 projects, the Public Sector Engineer of the Year Award for Martha Hodgson, and a Department of Environmental Protection grant that was awarded to the Agency. Director Calder stated that 25 of the 27 Blueprint projects are in progress and the proposed budget supports continued funding for 12 Infrastructure projects to begin construction in FY 2026. Director Calder summarized the project prioritization and IA

Board direction since 2015 and noted that the proposed budget includes funds from a 2026 bond issuance. The proposed 2026 Bond Issuance seeks \$83 million to advance construction on several regional mobility and gateway projects. The FY 2026 budget exceeds approximately \$97 million and allocates funding to capital improvement projects, personnel, and operating expenses.

OEV Director Keith Bowers provided an overview of the proposed OEV budget for \$3.94 million. The proposed budget allocates funding to the Future Opportunity Leveraging Fund (FOLF), business expansion commitments, personnel and operating expenses, and debt repayment expenses. Director Bowers explained that OEV is seeking authorization for a proposed Air Service Incentive and Capacity Improvement Program. He explained that OEV is seeking a budget amendment for FY 2025 for an initial allocation \$670,000 to the Air Service Incentive and Capacity Improvement Program and continued \$670,000 annual allocations for the program. Director Bowers explained that the proposed program aligns with OEV's Strategic Plan, complies with FAA regulations for community-sponsored financial support for minimum revenue guarantees when recruiting new air service providers, and would benefit the local economy with a projected economic impact of approximately \$1.1 billion over the next 15 years.

Director White summarized the budget presentation, the budget ratification process, and the budget recommendations.

Commissioner Maddox spoke about the proposed budget and discussed the need for additional affordable housing in the community. Commissioner Maddox spoke in favor of the Air Service Incentive and Capacity Improvement Program and suggested that a similar gap funding program be created for affordable housing. **Commissioner Maddox moved to accept the Blueprint Intergovernmental Agency Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026-2030 Capital Improvement Program with Budget Recommendations A through C and add proposed budget recommendation D with an agenda item that outlines how an Affordable Housing Program could work under the Office of Economic Vitality as follows:**

**Budget Recommendation A:** Approve the proposed Infrastructure and Office of Economic Vitality (OEV) FY 2026 Operating Budgets and FY 2026-2030 Capital Improvement Programs into the final FY 2026 budget plan.

**Budget Recommendation B:** Authorize Blueprint Infrastructure to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for construction of Northeast Gateway: Welaunee Boulevard Phase 2 and contracts for design of Airport Gateway: Phase 2.

**Budget Recommendation C:** Authorize OEV to establish a program titled Air Service Incentive & Capacity Improvements under its "Incentives, Grants and Programs" master project and fund the program with an annual allocation of \$670,000 per year, including a budget amendment for the current Fiscal Year 2025.

**Budget Recommendation D:** Authorize OEV to establish a program titled Affordable Housing Gap Finance Incentive Program under its "Incentives, Grants and Programs" master project and fund the program with an annual allocation of \$250,000 per year, including a budget amendment for the current Fiscal Year 2025.

**The motion was seconded by Commissioner Minor.**

Commissioner Welch spoke in favor of the proposed balanced budget and acknowledged cost increases for the projects but stated that due to long term planning and investments in the major improvement and gateway projects it would not be prudent to change direction on those projects. Commissioner Welch then directed questions to Airport Director David Pollard about the proposed Air Service Incentive and Capacity Improvement Program. Commissioner Welch asked what happens to the annual \$670,000 funding if it is not used within the allocated year. Airport Director Pollard explained that the funds would roll over in the fund with the anticipation that after several years there will be enough money available to offer competitive incentive packages to airline service providers. Commissioner Welch inquired as to whether the funds could be used to expand capacity and was informed that the use of the funds would be governed by the contract terms between the City of Tallahassee and the airline service provider so long as it complied with FAA regulations. Commissioner Welch also discussed suggestions to improve the customer experience at the Tallahassee International Airport (TLH).

Commissioner Minor spoke in favor of the proposed budget and discussed that staff had accounted for a potential recession and decreased tax revenues when developing the budget for future years. Commissioner Minor then asked Airport Director Pollard about potential developments for expansion at TLH. Airport Director Pollard explained that he has been communicating with air service providers and stakeholders and the majority of the feedback he has received is that customers are seeking additional flights and destinations directly to and from Tallahassee. Airport Director Pollard is looking to meet those requests by incentivizing air service providers to come to TLH. Commissioner Minor then spoke in favor of the minimum revenue guarantees as an incentive program to recruit air service providers to TLH. Commissioner Minor concluded by stating that he supports the budget recommendation for the Affordable Housing Gap Financing Incentive Program.

Commissioner Matlow asked whether TLH already had destinations determined for the additional air services. Airport Director Pollard stated that based on the research they are looking to add additional flights to south Florida; New York City, New York; Washington, DC; and Dallas Fort Worth, Texas. Commissioner Matlow then inquired as to whether the \$670,000 annual funding would be enough to be competitive and it was explained that as the funding accumulates over time the City would be able to do more and attract more competition to TLH. Commissioner Matlow asked whether the Board would have to fund the program for the entirety of the 15-year proposal or would there be an opportunity to revisit the allocation. Director Bowers stated that the proposal anticipates providing funding for the entire 15-years but Director White explained that the allocation is annual and that the Board has the authority to re-evaluate the allocation each year.

Commissioner O'Keefe began by speaking in favor of proposed recommendation D for Affordable Housing Gap Financing Incentive Program. Commissioner O'Keefe then asked Airport Director Pollard about other incentive programs that TLH has implemented in the past and their return on investment. Airport Director Pollard explained that other programs had historically been successful. Commissioner O'Keefe discussed his concern that the incentive program may not achieve the rates of return presented in the proposal material as compared to similar programs for other airports. Airport Director Pollard explained that the project return on investment was based on data provided from the Federal Department of Transportation. Finally, Commissioner O'Keefe discussed his concern with the budget structure for projects and subprojects and the overall cost increases in project estimates.

Mayor Dailey and Commissioner Richardson both spoke in favor of the proposed budget and the Air Service Incentive and Capacity Improvement Program. Commissioner Richardson discussed his concern about proposed recommendation D for the Affordable Housing Gap



Financing Incentive Program stating that he believes funding Affordable Housing programs using surtax revenues should be an issue decided by the voters and not solely the IA Board.

Commissioner Proctor asked Airport Director Pollard about any future plans for expansion and recruitment of other businesses such as hotels. Airport Director Pollard explained that TLH does have plans for expansion consistent with the Tallahassee Master Plan. Commissioner Proctor then asked about the \$40 million reduction in the Airport Gateway project budget and where the funds are being reallocated. Blueprint Director Calder explained that funding allocations for the project are spread across future years. Commissioner Proctor requested information related to widening of the Airport Gateway from Springhill Road to Crawfordville Road.

Commissioner Porter asked whether TLH was working with other community partners and whether there were plans by TLH to recruit other community partners to assist with expansion. Airport Director Pollard explained that TLH is working with several stakeholders, the universities, and the local chambers to assess community needs for TLH. Mayor Dailey explained that representatives from both universities, all three chambers, and other community stakeholders serve on the board for TLH. Commissioner Porter then asked whether TLH was seeking funding from any other partners and how the individual contracts with the carriers would be managed. Airport Director Pollard explained that TLH is seeking funding from several sources to make the minimum revenue guarantee fund more robust, and that the City would be responsible for negotiating and managing the individual contracts with carriers. Finally, Commissioner Porter spoke about prioritizing extremely low-income housing when working on the Affordable Housing Gap Funding Incentive Program.

Commissioner Caban spoke in favor of the Affordable Housing and Airport Incentive programs recommendations and discussed his concerns about recommendations A and B. Commissioner Caban stated that he would be voting against the motion to remain consistent with his position on the Airport Gateway and the budget structure and process. Commissioner Caban stated that he believes the Board should have more oversight on the projects and the budget citing concerns about budget and cost increases. Director Calder explained that pursuant to the Interlocal Agreement and the Blueprint Procurement Policy staff continues with the approved Blueprint Projects as directed by the IA Board so long as the funding is available in the budget.

Commissioner Cummings spoke in favor of the Air Service Incentive and Capacity Improvement Program, commended staff for their work on the budget, and discussed her concern that if construction and project cost continue to increase then eventually there will not be enough funding to complete all the Blueprint Projects. Director White explained that staff reevaluates the budget and the projected revenues each year and seeks the Board's direction for implementing the Projects. He explained that if staff encounters an issue with a project they come to the Board for direction and oversight.

Commissioner Williams-Cox spoke about the motion and stated that she would have preferred to have the Affordable Housing recommendation handled separately. She stated that she would have liked to have further discussion on the gap funding and an explanation on how the program could work since the issue of Affordable Housing has already come before the Board.

**The motion passed 10-2 (Weighted 60-10)**

**Commissioners Caban and Proctor voted in opposition to the motion.**

**III. ADJOURN**

**The meeting adjourned at 2:49 p.m.**

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for **May 8, 2025, at 3:00 p.m.***

# Blueprint Intergovernmental Agency

## Board of Directors

### Meeting Minutes

**Date:** September 11, 2025  
**To:** Board of Directors  
**From:** Artie White, PLACE Director  
**Subject:** Minutes to Board of Directors' Meeting of May 8, 2025

#### **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Brian Welch– Vice Chair	Dianne Williams-Cox- Chair
Christian Caban	Jeremy Matlow
Nick Maddox	Jaqueline Porter (virtual)
Rick Minor	Curtis Richardson
David O'Keefe	Mayor John Dailey
Bill Proctor	
Carolyn Cummings	

#### **I. AGENDA MODIFICATIONS**

Commissioner Williams-Cox opened the meeting at 3:01 pm. There were no agenda modifications. **Commissioner Welch moved to allow Commissioner Porter to participate electronically. The motion was seconded by Commissioner Minor. The motion passed unanimously.**

#### **II. CITIZENS TO BE HEARD**

There were no speakers for non-agenda items.

#### **III. INFORMATION ITEMS**

- Receipt and File:
  - Informational Update on the North Monroe Gateway Project
  - Blueprint Infrastructure Community Engagement Update
  - Draft Citizens Advisory Committee January 30, 2025, and April 24, 2025, Minutes

#### **IV. CONSENT**

PLACE Director Artie White explained that Item #2 *Acceptance of the Draft Fiscal Year 2024 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency* was pulled from consent.

**Commissioner Welch moved to accept the Consent Agenda with Item #2 pulled.**

- *Approval of the September 5, 2024, Blueprint Intergovernmental Agency Board of Directors Meeting and Public Hearing Minutes*
- *Approval of a New Appointment to the Blueprint Citizens Advisory Committee*

**The motion was seconded by Commissioner O'Keefe. The motion passed unanimously.**

#### **V. GENERAL BUSINESS/PRESENTATIONS**

1. *Acceptance of the Draft Fiscal Year 2024 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency (Item #2)*

Director White explained that the item covered the 2024 Annual Comprehensive Financial Report (ACFR) for the Blueprint Intergovernmental Agency and stated that the report was prepared by the Blueprint Financial Officer. Director White explained that staff expects to receive an unmodified opinion from its external auditors and that in previous years the ACFR is typically completed before the May IA Board meeting but due to scheduling and timing of the City's Audit the report is still in draft for this year's May meeting. To meet the State of Florida filing deadline staff has presented the draft ACFR to the IA Board for approval and will return with a final ACFR at the next scheduled IA Board meeting in September.

Commissioner O'Keefe spoke about his concerns with the ACFR and stated that he reviewed the report and contacted the external auditing firm with questions about items in the report. Commissioner O'Keefe stated that he did not want to create a precedent by accepting the incomplete draft report. **Commissioner O'Keefe moved to defer final approval of the 2024 ACFR and have a special meeting prior to June 30th when the audit is complete. The motion was seconded by Commissioner Proctor.**

Commissioner Williams-Cox expressed concern about commissioners contacting the external auditors directly and not working with staff to communicate with its consultants. Commissioner O'Keefe stated that he reached out to the auditors after reaching out to staff. Director White explained that staff responded to the request from Commissioner O'Keefe and shared the response with the entire IA Board. Commissioner Williams-Cox requested clarification on the final acceptance process and submission deadline for the ACFR. Blueprint Director Autumn Calder explained that because Blueprint and the City use the same external auditors and that the Blueprint audit occurs after the City's audit is complete. Director Calder explained that because of the early date of the May IA Board meeting Blueprint's audit was not complete by the time of the meeting. Director Calder stated that Blueprint's audit is anticipated to be completed within the next two weeks well before the ACFR filing deadline and if there are no significant findings, the final audit will be submitted to the state.

Commissioner Maddox discussed the audit process and the IA Board's role in reviewing and approving the ACFR each year. Commissioner Maddox suggested that moving forward meetings should be scheduled so that the IA Board could review and accept the final audit report prior to its submission. **Commissioner Maddox made a substitute motion to accept the Draft Fiscal Year 2024 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency with the caveat that in the future the meeting be scheduled following the completion of the ACFR. The motion was seconded by Commissioner Richardson.**

Commissioner Williams-Cox asked whether the ACFR was being handled differently this year than in past years and Director Calder responded that in 2019 the IA Board was in a similar position and took the same action of approving the draft prior to submissions but typically the report is completed before the May IA Board meeting.

Commissioner Caban asked whether there were any liabilities for sending a draft ACFR to the state and Blueprint Attorney Susan Dawson explained that the final ACFR would be submitted to the State not the draft. Commissioner Caban then asked what if the approved draft is different from the final version and it was explained by Mayor Dailey that significant changes from the draft to the final were not anticipated but if significant changes were present, the report would be submitted to the Board for approval. Mayor Dailey spoke in favor of the substitute motion and expressed concern about interfering on the auditing process by contacting the external firm.

Commissioner Minor spoke in favor of the substitute motion and supported the calling of a special meeting if there are significant changes to the draft ACFR.

Commissioner Matlow spoke in favor of Commissioner O'Keefe's original motion and stated that he believes that the meeting should be scheduled to avoid this issue in the future.

**The substitute motion passed 8-4 (weighted 46-24) with Commissioners Matlow, Porter, O'Keefe and Proctor voting in opposition.**

2. *Ratification of the May 8, 2025, Blueprint Intergovernmental Agency Budget Workshop*

**Commissioner Richardson moved to accept staff recommendation for Option #1.**

**Option #1:** Ratify the actions taken by the IA Board during the May 8, 2025, FY 2026 Budget Workshop.

**The motion was seconded by Mayor Dailey. The motion passed 10-2 (weighted 60-10) with Commissioners Caban and Proctor voting in opposition.**

VI. **DIRECTOR DISCUSSION**

**Commissioner O'Keefe moved that the IMC members be directed to attend and participate in future Blueprint IA Board of Director Meetings. The motion was seconded by Commissioner Proctor.** Attorney Dawson explained that the motion was improper because the Board's authority to direct the IMC is limited to Blueprint Projects but the individual supervisory authority for the respective positions remains with the respective City and County commissions. **Commissioner O'Keefe then moved to direct staff to write a letter to the IMC requesting they attend the IA Board Meetings. The motion was seconded by Commissioner Proctor. Commissioner Williams-Cox did not recognize the motion.**

**Commissioner Matlow moved to appeal the ruling of the Chair not to recognize Commissioner O'Keefe's motion and determining it to be improper. The motion was seconded by Commissioner O'Keefe. Commissioner Matlow withdrew his motion to appeal.**

**Commissioner O'Keefe withdrew his motion to direct staff to write a letter to the IMC.**

Mayor Dailey requested that the Blueprint Attorney provide an update on the Matlow lawsuit against the Agency. Attorney Dawson explained that the case was dismissed with prejudice and that Commissioner Matlow has filed a motion for reconsideration to be heard on June 3, 2025 at 10:00am. Mayor Dailey asked how much money has been spent on the lawsuit and Attorney Dawson explained that the Agency has spent approximately \$52,000 in outside attorney's fees defending against the Matlow lawsuit but that the amount does not include fees related to the Motion to Reconsider.

VII. **ADJOURN**

**The meeting adjourned at 3:39 pm**

**The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for September 18, 2025 at 3:00 pm.**

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #2

September 11, 2025

<b>Title:</b>	Approval of the 2026 Blueprint Intergovernmental Agency Meeting Schedule
<b>Category:</b>	Consent
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

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## STATEMENT OF ISSUE:

This item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) approval of the proposed 2026 Blueprint Intergovernmental Agency Meeting Schedule. The proposed 2026 Meeting Schedule provides for four joint meetings, a budget workshop, and a budget public hearing for Blueprint Infrastructure and the Office of Economic Vitality (OEV).

## FISCAL IMPACT

This item has no fiscal impact.

## RECOMMENDED ACTION:

Option 1: Approve the proposed 2026 Blueprint Intergovernmental Meeting Schedule.

## SUPPLEMENTAL INFORMATION:

The Blueprint Meeting Schedule and Agenda Policy provides that the Director of PLACE, Blueprint Director, and OEV Director will prepare a draft Meeting Schedule. The proposed schedule, reviewed by the County Administrator and City Manager, specifies dates, times, and locations for IA Board meetings for a period of at least one year; that may also include committee meetings for the same period.

The IA By-Laws provide that the IA Board must meet at least once annually to consider an annual work plan and the past year's performance report. The proposed 2026 meeting schedule provides for four meetings, a budget workshop, and a budget public hearing for Blueprint Infrastructure and OEV. The proposed 2026 schedule includes the same number of meetings as the 2025 schedule approved by the IA Board on September 5, 2024. This proposed schedule reflects ten years of IA Board prioritization and implementation. The proposed 2026 meeting schedule is outlined below. As discussed and recommended at the May 8, 2025, meeting, the proposed June 11, 2026, meeting will provide an opportunity for the IA Board to review and approve the Annual Comprehensive Financial Report including the Auditor's opinion letter and the report on the Agency's internal controls prior to the deadline for filing with the Auditor General of the State of Florida. If an additional meeting is needed, the chairperson can call a special meeting in accordance with Agency By-Laws.

### **Blueprint Intergovernmental Agency Board**

*(Tallahassee City Commission Chambers, Meeting Times Noted Below)*

- Thursday, March 12, 2026
  - Regular Meeting, 3:00 PM
- Thursday, June 11, 2026
  - Budget Workshop, 1:00 PM; Regular Meeting, 3:00 PM
- Thursday, September 24, 2026
  - Regular Meeting, 3:00 PM; Budget Public Hearing 5:00 PM
- Thursday, November 12, 2026
  - Regular Meeting, 3:00 PM

## OPTIONS:

- Option 1: Approve the proposed 2026 Blueprint Intergovernmental Agency Meeting Schedule.
- Option 2: IA Board Direction.

## RECOMMENDED ACTION:

- Option 1: Approve the proposed 2026 Blueprint Intergovernmental Agency Meeting Schedule.



**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #3  
September 11, 2025**

<b>Title:</b>	Acceptance of the FY 2025 Annual Report of the Blueprint Intergovernmental Agency
<b>Category:</b>	Consent
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

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**STATEMENT OF ISSUE:**

This item presents and seeks acceptance by the Blueprint Intergovernmental Agency Board of Directors (IA Board) of the Agency's FY 2025 Annual Performance Report (Report) pursuant to the IA Board Bylaws Section B-3(1) and the Second Amended and Restated Interlocal Agreement, Part IV, Section 2.B.

**FISCAL IMPACT:**

This item does not have a fiscal impact.

**RECOMMENDED ACTION:**

Option 1: Accept the Blueprint Intergovernmental Agency FY 2025 Annual Report.

## SUPPLEMENTAL INFORMATION:

The Tallahassee-Leon County Blueprint Intergovernmental Agency had a successful year with many accomplishments and celebrations. This item provides highlights of the Agency's Annual Performance Report, included as Attachment #1, as well as FY 2025 awards, milestones, and achievements for Blueprint Infrastructure and the Office of Economic Vitality (OEV).

### BLUEPRINT INFRASTRUCTURE HIGHLIGHTS

#### *Completed Project*

FY 2025 saw the completion the **Lake Jackson Greenway Phase 1** project, creating a multimodal connection between Lake Ella and the Trousdell Aquatic and Gymnastics Center.

#### *Projects Under Construction*

FY 2025 was also a big year for bringing the Blueprint Infrastructure projects into construction. Spread across the community, the projects that began construction will reduce traffic congestion, protect natural resources, promote private sector investment in targeted placemaking districts, and provide expanded bicycle and pedestrian infrastructure increasing safety and access to businesses and neighborhoods.

Listed below are the projects that broke ground during FY 2025.

- Northeast Gateway – Bridge over I-10
- Market District Park
- Orange-Meridian Park
- Northeast Park
- Airport Gateway – Segment G-1
- Mountain Bike Flow Trail at Capital Circle Southwest Greenway

Key projects that continue construction include the Magnolia Trail, Northeast Gateway Phase I, Animal Service Center, Monroe-Adams Placemaking, and the Florida Department of Transportation's construction efforts on the widening of Capital Circle Southwest.

#### *Projects Under Design*

Design continued or was initiated for many infrastructure projects during FY 2025. Projects in design include Airport Gateway, Northeast Connector Corridor: Bannerman Road, Downtown-University Protected Bike Lane, Northwest Connector: Tharpe Street, Capital Cascades Segment 4, Market District Placemaking, Orange-Meridian Placemaking, Orange Avenue Widening, and Magnolia Drive Trail.

#### *5-Year Capital Improvements Program*

The IA Board-approved FY 2025-2029 Capital Improvement Plan includes funding for 28 Infrastructure projects over the next five years. These projects include substantial improvements community-wide, including over 26 miles in roadway improvements, 128

miles of bicycle and pedestrian facilities, 44 miles of greenway projects, over 430 acres of new or improved public space, and 6 new public parks.

In addition, the Agency was awarded \$1,450,000 in grant funds during FY 2025. The Agency received a Florida Department of Environmental Protection (FDEP) Recreational Trails Program Grant for \$450,000 to support the Welaunee Greenway Project and an FDEP State Water-Quality Assistance Grant for \$1 million to support the Capital Cascades Trail Segment 4 Project.

#### *Awards and Recognitions, Blueprint Infrastructure*

In FY 2025, the Blueprint Intergovernmental Agency was recognized for innovation, implementation, best practices, environmental stewardship, and historic preservation. The Infrastructure program received a total of 5 awards, listed below:

- **2025 Project of the Year Award** in the Roads and Highways under \$2 million category for the Lake Jackson Greenway Phase 1 from the American Public Works Association, Florida Chapter.
- **2025 Award of Merit** in the Grassroots Initiative category for the History and Culture Trail from the Florida Chapter of the American Planning Association
- **2025 Florida Preservation Award** for the History and Culture Trail from the Florida Trust for Historic Preservation.
- **2025 Project of the Year Award** for Historical Restoration and Preservation in the projects less than \$2 million for the History and Culture Trail from the American Public Works Association Big Bend Chapter.
- **2025 Project of the Year Award** for the Northeast Gateway: Welaunee Boulevard from the American Society of Civil Engineers Tallahassee Chapter.

#### **OFFICE OF ECONOMIC VITALITY HIGHLIGHTS**

Throughout FY 2025, the Agency's dedicated efforts have translated into a series of celebrated successes and accomplishments that will have a lasting impact on the Tallahassee-Leon County community. Through the direction of the IA Board, the Agency's key economic development accomplishments in Fiscal Year 2024 are listed below:

- The 2025 Motor, Drive Systems & Magnetics (MDSM) Conference, held in Tallahassee-Leon County, was a resounding success, drawing more than 260 global industry leaders and 36 exhibiting organizations, including Danfoss Turbocor, Yunsheng USA, and the Rare Earth Industry Association. A highlight of the event was the unveiling of Maggie, the world's largest magnetically levitating sculpture created by FSU's Master Craftsman Studio, celebrating the community's status as the "Magnetic Capital of the World." The Office of Economic Vitality (OEV) played a central role in bringing the conference to the region, engaging with global companies, showcasing local innovation, and coordinating with partners to

maximize economic impact and long-term business opportunities. Together, these efforts boosted local tourism and spending and reinforced Tallahassee's reputation as a hub for advanced research, manufacturing, and magnetic technologies. The outstanding success of the conference has inspired organizers to choose Tallahassee-Leon County once again as the destination for the 2026 conference.

- Actively engaged with 5 expansion and relocation projects, potentially generating \$209 million in capital investment and more than 2,300 jobs.
- Advanced the Strategic Site Inventory Program through which 24 sites with immense development potential were identified and ranked based on suitability for commercial applications. Those sites were further vetted and ranked, identifying the top four sites that have been advanced for technical due diligence.
- Conducted year-round business recruitment, outreach, and retention activities, leading to the following significant successes for our local economy:
  - Advanced the Air Service Incentive and Capacity Improvement Program in conjunction with the Tallahassee International Airport through an annual allocation of \$670,000 over the remaining life of the surtax, totaling \$10 million to support broader economic development efforts at the airport and the potential to create over 1,100 jobs and \$1.1 billion in economic impact over the next 15 years.
  - Creation of a new Affordable Housing Gap Finance Incentive Program funded annually at \$250,000 over the remaining life of the surtax, totaling \$3.75 million to support affordable rental housing projects that dedicate units to very low- and extremely low-income households in Tallahassee-Leon County.
  - Every \$1 invested into Tallahassee-Leon County Economic Development Programs results in an \$8.25 return on investment.
- Assisted with the second annual North Florida Worlds of Work (WoW) in October 2024. The event introduced over 3,000 students to various skilled career opportunities in Tallahassee-Leon County. OEV also assists with the 2025 North FL WoW, scheduled for October.
- Organized and executed 2025 Leon Works, an immersive career expo and training event. The event was a tremendous success, drawing more than 1,000 students from Leon, Gadsden, Taylor, and Wakulla Counties. It created meaningful connections between local talent and industry leaders, highlighting career pathways in high-demand fields and strengthening the region's workforce pipeline.
- Invested \$2.5 million to support IGNITE Tallahassee, formally known as the North Florida Innovation Labs project. The state-of-the-art, 40,000-square-foot business incubator officially opened in the Fall of 2024. The high-tech, hard science incubator and accelerator features over 30 wet and dry labs, a tissue and

bio-culture room, prototype development and fabrication spaces, over 20 offices, and multiple co-working spaces and conference rooms. The Lab can sustain over 600 full-time, high-quality jobs in the region and support over 100 growing, early-stage companies. The new facility represents a capital investment of over \$24 million.

- In August 2024, the SoMo Walls economic development project was successfully launched. This landmark development has brought transformative change to the South Monroe area, delivering more than 30,000 square feet of new commercial space, fully leased. Now employing 63 full-time employees across various sectors, the project has surpassed the original job creation estimates and projected revenues.
- OEV, as the lead entity for the Local Broadband Technology Planning Team (LTPT), continued working with local Internet Service Providers (ISPs), community partners, and residents to expand high-speed internet access in unserved and underserved areas of Leon County. Comcast was awarded \$6.5 million to expand broadband infrastructure and has completed the first phase of its project in the Chaires community, with construction in the Miccosukee community and southeast Leon County scheduled to begin in the fourth quarter of 2025. On August 4, 2025, Comcast also applied for funding through the Broadband Equity, Access, and Deployment (BEAD) Program to expand service further, with applications currently under review by FloridaCommerce. In addition, Conexon received \$2.3 million from the federal Rural Digital Opportunity Fund (RDOF) to serve more than 1,300 rural households, with all projects required to be completed by the end of 2029.

#### *Awards and Recognitions, Office of Economic Vitality*

- **The Tallahassee Metropolitan Statistical Area (MSA) ranks among the nation's top-performing metros in the U.S.** when compared to 410 MSAs in the Nation in the 2024 Leading Metro Locations report published in the Q4 2024 issue of *Area Development* magazine. The Tallahassee MSA also received high marks as a leading metro area in the following areas:
  - #4 Overall Metro Locations: the Tallahassee MSA ranked #4 in the U.S. across all economic indicators; up from #9 in 2023.
  - #2 South Atlantic Region Metro Area: the Tallahassee MSA ranked #2 in the South Atlantic Region, consisting of the top 10 MSAs in Delaware, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, West Virginia, and the District of Columbia; up from #4 in 2023.
  - #13 in Prime Workforce, marking a significant climb from 82<sup>nd</sup>; reflecting gains in workforce readiness and talent quality.
  - #3 among Small Metro Locations- defined as populations under 500,000.

- #12 in Economic Strength – highlighting the region’s robust economic fundamentals, including job growth and industry diversity.
- **Gold 2025 IEDC Excellence Award**, Real Estate Reuse and Development for the SoMo Walls project.
- **Bronze 2025 IEDC Excellence Award, Economic Equity & Inclusion** for the Black Business Expo.

## **FY 2025 PUBLIC ENGAGEMENT SUMMARY**

Both Blueprint and the Office of Economic Vitality successfully employ a variety of engagement activities to inform, involve, and support the community. Techniques and tools used to conduct community engagement have varied from in-person meetings to virtual meetings. Staff has led live public meetings, hosted forums, provided business assistance, conducted economic outlooks, given project tours, and collected input on projects through in-person engagement. Agency engagement activities for FY 2025 are outlined below.

### *Public Engagement Highlights, Blueprint Infrastructure*

- Hosted 40+ project-specific community meetings, outreach, and events (virtual and in person) that engaged thousands of citizens.
- Hosted 9 TCC, CAC and IA Board meetings, hearings, and workshops.
- 11+ presentations and panel sessions to community and neighborhood organizations.
- Led 6 tours for state and local leaders and organizations, including the Citizens Advisory Committee, FSU’s Department of Urban and Regional Planning, Opportunity Tallahassee, Leadership Tallahassee, Youth Leadership Tallahassee, and the Young Southeast Asian Leadership Initiative.
- 2 ground-breaking events for the Orange-Meridian Park and the Northeast Park
- Represented the Agency at several community partner-sponsored events (e.g., Florida Wildlife Corridor Summit, FSU’s Real Estate Trends 2025, Black Business Expo, American Planning Association – Florida Chapter’s Public Policy Workshop, and Leon Works).
- Attended numerous homeowner, neighborhood, and special interest meetings.
- Leveraged social media accounts (Instagram, LinkedIn, Facebook, and Twitter) to strategically communicate to the public about project milestones, celebrations, and information.

### *Public Engagement Highlights, Office of Economic Vitality*

- Orchestrated the 32<sup>nd</sup> Annual Big Bend Minority Enterprise Development Week, a gathering of the region’s key minority business owners, community leaders, and



professionals to discuss strategies to advance minority- and women-owned businesses in the Big Bend region. The event included an awards program and four capacity-building workshops.

- Sponsored and participated in the fourth annual Black Business Expo Tallahassee (BBET) on February 22, 2025, which drew 279 business registrants and 88 vendors, while event sponsor Mega Ace funded and awarded \$16,000 in grants to local businesses.
  - OEV-certified Minority Business Enterprises (MBEs) connected with local prime contractors such as Ram Construction, Ajax, and Culpepper—paving the way for future collaboration and economic growth.
  - OEV Director, Keith Bowers, was awarded the Z.W. Wilson Award.
- Published 24 issues of the *OEV Newsletter*, an award-winning publication that provides updates, insights, and valuable information on economic development initiatives, programs, and opportunities in Tallahassee-Leon County.
- Tracked over 80 economic indicators for the Tallahassee-Leon County area quarterly, monthly, and annually. The Quarterly Economic Dashboard (QED) is published in *The Capitol Outlook and Tallahassee Reports* as it is released each quarter.
- Released three *DataTALKS* videos covering the following topics: Collegiate Home Game Attendance, Manufacturing and Transportation Logistics, and the 2024 Annual Economic Review.
- Served on the Talent Development Council, a local collaborative of organizations focused on creating a more efficient workforce development ecosystem by fostering a pipeline of highly skilled talent and promoting access to training and employment opportunities.
- Hosted representatives from five cities in the National League of Cities' Southern Cities Economic Inclusion Initiative (SCEI) cohort to share OEV's work in economic inclusion through supplier diversity initiatives to maximize the utilization of minority and women-owned businesses.
- Coordinated the annual Love Your Local campaign that asks businesses to register online at [www.LoveYourLocalTLH.com](http://www.LoveYourLocalTLH.com) and encourages citizens to shop locally. The database currently features over 520 local businesses.
- Published over 20 print advertisements in local, regional, and national publications, including *850 Magazine*, *Site Selection*, *Area Development*, *Capital City Black Pages*, *Florida Trend*, the MLK Foundation booklet, *Tallahassee Reports*, and the Visit Tallahassee Visitors Guide.
- Launched “Economic Vitality Unplugged”, OEV’s podcast featuring in-depth conversations with community stakeholders and change agents shaping the region’s economic future. Hosted by Director Bowers, the series has featured



notable guests including Dr. Susan Fiorito, Dean of the Jim Moran College of Entrepreneurship; Dr. Kathleen Amm, Director of the National High Magnetism Laboratory; Ed Murray, President of NAI Talcort; and Eddie Gonzalez Loumiet, founder and president of Ruvos.

## SUMMARY AND NEXT STEPS

This item recommends the approval of Option #1, to accept the Fiscal Year 2025 Blueprint Intergovernmental Agency Annual Report. Should the IA Board accept the Report, Blueprint will publish the Report on the website and distribute it to the Blueprint Citizens Advisory Committee and other stakeholders.

**Action by CAC:** An overview of the report was presented to the CAC at their August 28, 2025, meeting.

## OPTIONS:

Option 1: Accept the Blueprint Intergovernmental Agency Fiscal Year 2025 Annual Report.

Option 2: IA Board direction.

## RECOMMENDED ACTION:

Option 1: Accept the Blueprint Intergovernmental Agency Fiscal Year 2025 Annual Report.

### Attachment:

1. Blueprint Intergovernmental Agency Fiscal Year 2025 Annual Report (to be provided at the September 11, 2025, meeting)

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #4

September 11, 2025

<b>Title:</b>	Election of the Blueprint Intergovernmental Agency Board of Directors' Vice-Chairperson
<b>Category:</b>	General Business
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

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## STATEMENT OF ISSUE:

This item advises the IA Board of the requirements under the Bylaws for the election of a new Vice-Chairperson.

## SUPPLEMENTAL INFORMATION:

Pursuant to the terms of the Bylaws, a Chairperson and Vice-Chairperson shall be elected by a majority of the votes of members present. The Vice-Chairperson shall be elected for a term of two years, the second of which will be as Chairperson. The Chairperson shall preside at all meetings. In the event of the Chairperson's absence, or at the Chairperson's direction, the Vice-Chairperson shall assume the powers and duties of the Chairperson.

The incoming IA Chair is County Commissioner Brian Welch. A replacement Vice-Chairperson must be elected to serve a two-year term. **The newly elected Vice-Chairperson must be an IA Board member who is on the City Commission** based on the Bylaws requirement that the Chairmanship of the IA Board rotate annually between the City and County Commissions.

## RECOMMENDED ACTION:

Option 1: The IA Board elect a Vice-Chairperson, who is on the City Commission, at its September 11, 2025, meeting in accordance with the Bylaws.

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# **Blueprint Intergovernmental Agency Board of Directors Agenda Item #5**

**September 11, 2025**

<b>Title:</b>	Second and Final Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026 – 2030 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency and Approval of Budget Resolutions
<b>Category:</b>	Public Hearing
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality Megan Doherty, Planning Manager, Blueprint Tres Long, Blueprint Finance Officer

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## **STATEMENT OF ISSUE:**

This item requests the Blueprint Intergovernmental Agency Board of Directors (IA Board) conduct the second and final public hearing to adopt the Proposed Fiscal Year (FY) 2026 Operating Budget Resolution (Attachment #1) and Proposed FY 2026-2030 Capital Budget Resolution (Attachment #2). The first public hearing was conducted at the August 28, 2025, Citizens' Advisory Committee (CAC) meeting.

## **FISCAL IMPACT**

This item has a fiscal impact. As presented, the FY 2026 budget is balanced and aligns with Agency policies and previous IA Board direction.

## **RECOMMENDED ACTION:**

- Option #1: Conduct the Public Hearing to approve and adopt the FY 2026 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2026 Operating Budget Resolution (Resolution No. 2025-01).
- Option #2: Conduct the Public Hearing to approve and adopt the FY 2026-2030 Blueprint Intergovernmental Agency Capital Improvement Program as

presented and approve the FY 2026 Capital Improvement Program Budget Resolution (Resolution No. 2025-02).

Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint Infrastructure and OEV projects being implemented by those jurisdictions.

## **EXECUTIVE SUMMARY:**

The proposed balanced budget for the Blueprint Intergovernmental Agency reflects the direction provided by the IA Board at the May 8, 2025, Budget Workshop (Attachment #3), including authorization for construction and design on two Blueprint projects and the creation of two new OEV programs: the Air Service Incentive & Capacity Improvements Program and the Affordable Housing Gap Finance Incentive Program. The proposed budget builds on the FY 2025 budget approved on September 5, 2024, making no significant changes, and continues support for 17 Blueprint Infrastructure projects expected to be in or entering construction during FY 2026, as well as ongoing OEV projects and programs.

In accordance with Section 189.016(3), Florida Statutes, the Blueprint Intergovernmental Agency (Agency), as a special district of the State of Florida, is required to adopt a budget by resolution each year. The first public hearing occurred during the August 28, 2025, CAC meeting, and this item requests that the IA Board conduct the second and final public hearing during the September 11, 2025, IA Board meeting. The IA Board's approval of the budget will appropriate funds necessary for the operation of the Blueprint Infrastructure and Office of Economic Vitality divisions of the Agency, as well as the FY 2026-2030 Capital Improvement Program (CIP).

The proposed FY 2026 Operating Budget and FY 2026-2030 CIP builds upon ten years of prioritization and implementation processes approved previously by the IA Board, including the 2017 Project Prioritization Plan, 2021 Blueprint Infrastructure Implementation Plan, the Long-Term Economic Development Strategic Plan, the Targeted Industry Study, and extensive prior IA Board direction to expedite, finance, fund, and construct a large portfolio of major infrastructure projects and investments across the community.

The Agency has maintained its fiscal viability and was once again recognized with very high credit ratings in March 2024 by Moody's Investor Service with an Aa2 credit rating and Fitch Ratings with AA credit rating. These ratings were obtained in conjunction with the issuance of the Series 2024 bonds and the ratings will be evaluated once again with the issuance of the Series 2026 bonds, which will take place in FY 2026. Consistent with trends experienced last year, the FY 2026 budget will continue to be constrained by modest growth of sales tax revenues, continued inflation, and rising real estate and construction prices.

The FY 2026 budget reflects a continued investment in the projects and programs supported by Leon County voters and implemented as directed by the IA Board:

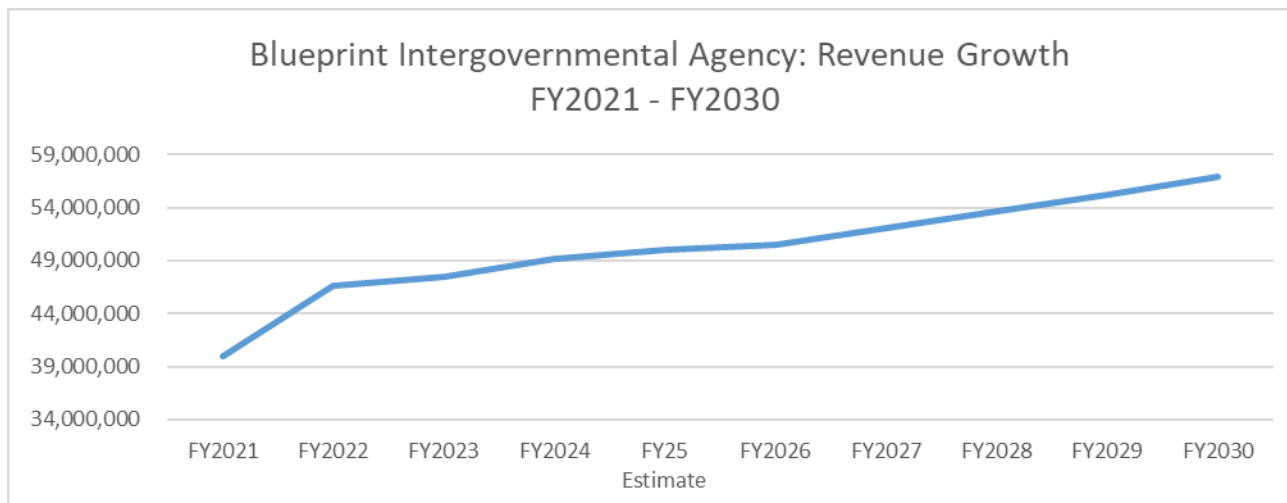
- The proposed FY 2026 - 2030 CIP for Blueprint Infrastructure provides an estimated \$148.89 million to support the local economy through direct expenditures over the next five fiscal years:
  - Funding for construction of a sidewalk along Tharpe Street from Ocala Road to Mission Road, as well as design of roadway improvements for this segment to continue positioning this project for maximum federal leveraging and grant opportunities.
  - Continued construction or initiation of congestion reducing projects such as Northeast Gateway and Northeast Connector: Bannerman Road, as well as park projects like Orange-Meridian Community Park, Market District Park, and Northeast Park.
  - Design and construction of key Southside infrastructure projects: Airport Gateway, Beautification and Improvements to the Fairgrounds, Capital Cascades Trail Segment 4, and Monroe-Adams Corridor Placemaking.
- Full funding for all existing OEV programs, including funding for the Competitive Project Fund and the Future Opportunity Leveraging Fund. Two new programs were added during the May 8, 2025, Budget Workshop including the Air Service Incentive & Capacity Improvements program and the Affordable Housing Gap Finance Incentive program, which are further detailed herein.

## SUPPLEMENTAL INFORMATION

### SALES TAX REVENUES

While sales tax revenues in FY 2022 and 2023 far surpassed prior revenues collected in prior years, sales tax revenue collections in FY 2024 and 2025 have, to-date, been more reflective of the incremental growth rates experienced pre-COVID. Consistent with trends experienced last year, the FY 2026 budget will be constrained by modest growth of sales tax revenues. Given these trends, the FY 2026 revenue projection is 3.25% growth followed by a projected 3.0% growth from FY 2027 – 2030, the remaining four years of the CIP. This projection is consistent with the sales tax revenue projections that both the City of Tallahassee and Leon County are using to prepare their respective budgets. Figure 1 charts the actual sales tax dollars collected for FY 2021 through 2024, the sales tax estimate for FY 2025, and the projection through FY 2030.

**Figure 1. Actual and Projected Sales Tax Revenue Growth, 2021- 2030**



## BLUEPRINT INTERGOVERNMENTAL AGENCY SOURCES AND USES OF FUNDS

A summary of all sources and uses of funds for FY 2026 is summarized in Tables 1 and 2 below, with details for each category following the respective tables.

### *Sources of Funds*

Table 1, below, lists the Agency's (Blueprint Infrastructure and OEV) FY 2026 projected sources of funds, including estimated sales tax revenue, private donations from outside organizations, and other state and local government funding, including grants and awards.

**Table 1. Blueprint Intergovernmental Agency (Infrastructure and Office of Economic Vitality) Sources of Funds**

Sources of Funds	FY2026 Proposed
Sales Tax Revenue	50,539,375
City/County MWSBE Funding	1,379,664
Donations	(3,000,000)
Bond Proceeds	83,000,000
Grants	1,000,000
<b>Total, Sources of Funds</b>	<b>132,919,039</b>

The following provides a summary of the projected sources of funds for the Blueprint Intergovernmental Agency in FY 2026, as reflected in Table 1.

**Sales Tax Revenues (\$50.54 million):** This is the Agency's primary funding source for both the Infrastructure and OEV programs. Compared to FY 2025, when sales tax revenue



collections were projected at \$48.95 million, the FY 2026 sales tax revenue projections total \$50.54 million, for an increase of \$1.59 million or 3.25%.

City/County MWSBE Funding (\$1.4 million): The joint MWSBE division of OEV is responsible for the implementation of Leon County, City of Tallahassee, and Blueprint supplier diversity initiatives. As such, since the beginning of Blueprint 2020, funding for the MWSBE division is provided in equal amounts by Leon County, the City of Tallahassee, and Blueprint and each pay one third. The \$1.4 million is the two thirds portion that comes from the City and County and is based on the expected cost for the updated MWSBE Disparity Study, MWSBE industry academies, vendor compliance project, and local business sponsorships in addition to MWSBE's operating costs. In FY 2026, OEV will update the MWSBE Disparity Study, which was last approved in FY 2021 and must be regularly updated in order to comply with federal and state law.

Donations (\$-3 million): This deallocates \$3 million of the current balance of the Regional Mobility and Gateways project for Airport Gateway until these funds are received from Florida State University for the construction of the New Roadway to Innovation Park per the terms of the Joint Project Agreement between FSU and Blueprint.

Bond Proceeds (\$83 million): This reflects the planned issuance of debt for the Agency. The Series 2026 bond issuance has been part of the IA Board approved long-term financing plan since the issuance of the Series 2022 bond. This bond will fund projects currently underway in the Blueprint Infrastructure CIP.

Grants (\$1,000,000): Blueprint Infrastructure will receive a \$1 million stormwater grant awarded to the Capital Cascades Trail Segment 4 project from the Florida Department of Environmental Protection. The grant recognizes the project's reduction of harmful nutrients present in urban stormwater runoff.

#### *Uses of Funds*

Table 2 details the Agency's proposed uses of funds. Uses of funds are prioritized based on legal requirements and for the necessity of continuing the Agency's ongoing operations. The remaining funds are then available to be programmed into Blueprint Infrastructure and OEV's capital budgets.

**Table 2. Blueprint Intergovernmental Agency FY 2026 Uses of Funds**

<b>Uses of Funds</b>	<b>Infrastructure</b>	<b>OEV</b>	<b>Total</b>
Capital Projects	97,428,882	3,920,611	101,349,493
Personnel & Operating	26,335,204	5,234,342	31,569,546
<b>Total, Uses of Funds</b>	<b>123,764,086</b>	<b>9,154,953</b>	<b>132,919,039</b>

The following provides a summary of the proposed uses of funds for the Blueprint Intergovernmental Agency in FY 2026, as reflected in Table 2.

Capital Projects (\$101,349,493):

Infrastructure Projects (\$97.43 million): Capital project allocations totaling \$97.43 million for FY 2026 implement the IA Board directed construction-ready strategy and will support 17 active construction projects in FY 2026, as well as continued funding for all annual allocations.

OEV Projects (\$3.9 million): The FY 2026 proposed allocation of \$3.9 million to fund OEV's capital projects ensures that the funds committed to business expansion incentive agreements and economic development projects are fully invested.

Personnel and Operating (\$31.57 million): The personnel services and operating budget category encompasses all internal staffing costs, including salaries and temporary wages, employee benefit programs, and debt service. Operating costs include the operations and maintenance of an office for Blueprint Infrastructure and OEV staff. The proposed FY 2026 operating budget does not include any new positions, includes a proposed 4% cost of living adjustment consistent with those approved by the City and/or County, and accounts for projected health care cost increases. Debt service payments include repayment of bonds and loans previously authorized by the IA Board.

## **PROPOSED FY 2026 BUDGET – BLUEPRINT INFRASTRUCTURE**

Pursuant to the direction of the IA Board, the Infrastructure division of the Blueprint Intergovernmental Agency carries out projects that address community needs in transportation, water quality, recreation, and environmental protection. These efforts include congestion relief, multi-use corridors, regional stormwater facilities that improve water quality, passive recreation opportunities, and preservation of wildlife habitat. The proposed FY 2026 capital project allocations and the FY 2026–2030 Five-Year Capital Improvement Plan provide the funding framework to continue advancing these priorities.

Many Blueprint projects are already under construction, and in FY 2026, additional projects and project phases will advance into construction, consistent with prior IA Board actions and authorized procurements.

### *Blueprint Infrastructure Proposed FY 2026 Capital Project Allocations*

As the first funding year of the Five-Year Capital Improvement Plan (CIP), the proposed FY 2026 allocation of \$97.43 million continues the implementation of key infrastructure projects, consistent with previous IA Board direction and project prioritization to date. The proposed FY 2026 allocations include almost \$10 million for all the annual allocations projects to expand and support sidewalks, water quality improvements, operating costs for Blueprint parks, transit enhancements, bike routes, and greenways. As included in the proposed FY 2026-2030 CIP, the proposed \$83 million bond in FY 2026 provides funding to continue construction of Regional Mobility and Gateway projects including Airport Gateway, Northeast Connector: Bannerman Road, and Northeast Gateway: Welaunee Boulevard, as well as funding for sidewalk construction and roadway design of the Northeast Connector: Tharpe Street improvements and

funding to implement the North Monroe Gateway project. Consistent with previous capital budgets, the approved FY 2025-2029 CIP included a bond in FY 2026 as well as future funding from the State Infrastructure Bank (SIB) loan program for Regional Mobility and Gateway projects. The Florida Department of Transportation (FDOT) has indicated that the SIB Loan program will not have significant funding available as this funding was redirected to the Governor’s Moving Florida Forward Initiative. It is unknown when this funding program will be restored by FDOT. As such, the FY 2026 bond has been increased to the Agency’s full bonding capacity to capture the necessary future financing.

As summarized in Table 3 below, the proposed FY 2026 allocations to capital projects maintain project progress and reflect the prioritization and implementation processes approved previously by the IA Board.

**Table 3. Blueprint Infrastructure FY 2026 Proposed Capital Project Allocations**

<b>Project</b>	<b>FY 2026</b>
Annual Allocations	9,902,500
Regional Mobility & Gateways	87,526,382
<b>Total, All Projects</b>	<b>97,428,882</b>

As listed in Table 3, the FY 2026 allocations to capital projects total \$97.43 million and are dedicated to the projects as specified, below:

- Annual Allocations to City, County and Blueprint - \$9,902,500
  - Sidewalks, Water Quality, Operating Costs for Blueprint Parks, Transit, Bike Routes, and Greenways.
  - Provides funding to implement the top priority Greenways Master Plan and Build the Bike Route projects, funded through the Annual Allocations and managed by Blueprint.
- Regional Mobility & Gateways - \$87,526,382
  - Northeast Gateway – Welaunee Boulevard: Provides funding for right-of-way acquisition and construction of the Northeast Gateway: Welaunee Boulevard Phase 2 north of the Interstate 10 overpass.
  - Airport Gateway: Provides funding for design of North Lake Bradford and South Lake Bradford Roads, right-of-way acquisition for Stuckey Avenue and Springhill Road, and construction of Stuckey Avenue, Levy Avenue, Springhill Road (Munson Slough Bridge and roadway from Capital Circle to Windy Pines Lane), and the New Roadway in Innovation Park.
  - Northeast Corridor Connector – Bannerman Road: Provides funding for right-of-way acquisition along Bannerman Road from Quail Common Drive to

- Meridian Road and construction of improvements along Bannerman Road from Quail Common Drive to Greystone Drive and intersection improvements at Bull Headley Road and Meridian Road.
- North Monroe Gateway: Provides funding to construct improvements along this corridor; the FY 2026 Blueprint allocation proposes to leverage federal funds through a planned Safe Streets for All (SS4A) grant application. Blueprint is also coordinating with FDOT to align gateway improvements with the planned FY 2027 state resurfacing project.
  - Northwest Connector – Tharpe Street: Provides funding for roadway design and sidewalk construction from Ocala Road to Mission Road. Advancing design of roadway improvements ensures this project remains well-positioned for future leveraging opportunities, including federal grants.

Projects in Community Enhancement, Connectivity, and Quality of Life continue to move forward with funding previously allocated. As further detailed in Table 4 below, 17 projects will be in construction in FY 2026 including three parks as well as placemaking and quality of life improvements across the community. The Midtown project is currently being overseen by FDOT as the improvements along Thomasville Road from Monroe Street to Seventh Avenue are being redesigned to implement the planned resurfacing only project. To date, design for the Fairgrounds Beautification project has been limited to preliminary concepts — prepared so staff could present a concept to the Fair Committee and support lease negotiations — with meetings with the North Florida Fair Association ongoing. A full design will begin once negotiations conclude and is expected to run through mid-2026.

#### *Blueprint Infrastructure FY 2026 Work Plan*

As detailed in Table 4, construction continues or begins on various projects and project phases throughout 2026:

**Table 4. FY 2026 Blueprint Infrastructure Projects in Construction and Planned to be in Construction**

Airport Gateway (continued)
Animal Services Center (continued)
Bike Route System: Downtown-University Protected Bike Lanes (planned)
Bike Route System: Southwest Area Connector (planned)
Capital Cascades Trail Segment 4 (continued)
Capital Circle Southwest (continued)
Debbie Lightsey Nature Park - Mountain Bike Trail (continued)
Greenways Master Plan: Southwood Greenway - Tram Road Trail (planned)
Lake Lafayette & St. Marks Regional Park: Upper Lake Lafayette Trail (continued)
Magnolia Drive Trail (continued)
Market District Park (continued)
Monroe-Adams Placemaking (continued)
North Monroe Gateway (planned)
Northeast Corridor Connector: Bannerman Road, Tekesta Sidewalk, & Orchard Pond Trail (planned)
Northeast Gateway: Welaunee Boulevard (continued)
Northeast Park (continued)
Orange-Meridian Placemaking (continued)

*Florida Department of Transportation Funded Blueprint Infrastructure Projects*

In addition to local surtax revenues, many Blueprint projects on state roadways continue to receive funding from FDOT, further increasing the impact of local investments. Based on updated project cost estimates and allocations included in the FY 2026-2030 FDOT Work Program published July 1, 2025, approximately \$324 million in FDOT funding has been, or is planned to be, invested in the following Blueprint projects and activities, which continue progress in planning, design, and construction through FY 2030:

- Capital Circle Southwest (Orange Avenue to Crawfordville Road)
- North Monroe Gateway
- Orange Avenue/Airport Gateway (Monroe to South Lake Bradford Road)
- Southside Gateway: Woodville Highway (*Project on hold per the FY 2026 FDOT Work Program published July 1, 2025*)
- Westside Student Gateway: Pensacola Street

*Blueprint Infrastructure Proposed Capital Improvement Plan*

Each fiscal year, pursuant to Blueprint policy, Blueprint is required to adopt a five-year capital improvement plan. As detailed above, the first year of the five-year plan maintains

progress on Blueprint Infrastructure projects and provides \$97.43 million to fund various projects in the work plan. A slight increase in FY 2026 funding is available, \$56,394, as compared to the numbers presented during the May budget workshop due to finalization of the healthcare costs, office space annual rent, and allocated costs to the City of Tallahassee.

Capital project allocations totaling \$148.89 million for FY 2026 – 2030, detailed in Attachment #1, implement the IA Board directed construction-ready strategy and continue key mobility and quality of life projects over the next five years.

The proposed Five-Year CIP, as included in Table 5, continues to focus on projects activated by the IA Board and currently in progress. No new projects are contemplated, and all planned funding through FY 2030 supports projects currently in progress in various stages of planning, design, or construction.

**Table 5. Blueprint Infrastructure FY 2026 – 2030 Proposed Capital Improvement Program**

BLUEPRINT INFRASTRUCTURE						
Capital Improvement Program Allocations						
Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Regional Mobility & Gateways	87,526,382	1,151,220	-	-	-	88,677,602
Community Enhancement, Connectivity, & Quality of Life	-	-	2,336,820	3,555,177	4,807,173	10,699,170
Total, All Projects	97,428,882	11,053,720	12,239,320	13,457,677	14,709,673	148,889,272

As included in the proposed FY 2026-2030 CIP, the proposed \$83 million bond in FY 2026 provides funding to construct Regional Mobility and Gateway projects including Airport Gateway, Northeast Connector: Bannerman Road, and Northeast Gateway: Welaunee Boulevard, as well as funding for sidewalk construction and roadway design of the Northwest Connector: Tharpe Street improvements, and funding to implement the North Monroe Gateway project.

The proposed capital budget continues the FY 2025 approach of funding “master projects” instead of fixed, line-item amounts. This method, also used by the City, gives Blueprint the flexibility to manage projects more efficiently as costs change. Construction prices are unpredictable—shaped by inflation, tariffs, and workforce shortages—and have risen sharply in recent years. For example, since 2015 earthwork costs are up 245%, concrete prices have doubled, and asphalt is more than 80% higher. Given these trends,



budgeting through master projects allows Blueprint to adjust to market conditions while keeping projects on track.

In addition to seeking outside funding, projects are evaluated for value engineering opportunities and cost saving strategies. For example, the construction contract for the Orange-Meridian Community Park was negotiated down \$359,000 from the initial bid for a total project cost reduction of 8.4% by identifying an opportunity for Blueprint to direct purchase the playground equipment, among other revisions.

#### *Blueprint Infrastructure Proposed Operating Budget*

Throughout FY 2026, the Blueprint Infrastructure Program will continue to implement projects consistent with the approved FY 2025-2029 CIP, approved by the IA Board on September 8, 2024. This entails advancing the remaining Blueprint 2000 program projects (Capital Cascades Trail Segment 4 and Magnolia Drive Trail) and implementation of Blueprint 2020 projects. The Operating Budget funds personnel costs, including a cost-of-living adjustment of 4% (in line with the City and County), as well as debt service and capital projects transfers. The FY 2026 proposed operating budget is detailed in Table 6.

**Table 6. Blueprint Infrastructure Proposed FY 2025 Operating Budget**

<b>Uses of Funds</b>	<b>FY2026 Proposed</b>
Debt Service	21,661,006
Personnel Services	3,432,880
Operating Expenses	1,167,158
Other Services/Charges	70,000
Allocated Costs	213,931
Administrative Allocations	(209,771)
Capital Projects Transfer	97,428,882
<b>Total, Uses of Funds</b>	<b>123,764,086</b>

In summary, the Operating Budget effectuates the Infrastructure program of work and is necessary to continue the implementation of Blueprint community projects.

### **PROPOSED FY 2026 BUDGET – OFFICE OF ECONOMIC VITALITY**

#### *Office of Economic Vitality Proposed Capital Improvement Plan*

The FY 2026 proposed allocation to fund OEV’s capital projects ensures that the funds committed to business expansion incentive agreements and economic development projects are fully invested. OEV has proposed funding the Competitive Project Fund to ensure that our community is positioned to leverage funding for future competitive projects (i.e., projects similar to Project Mango/Amazon). These future opportunities could be utilized to implement mid/long-term strategies in the updated strategic plan and additional leverage for highly competitive recruitment/expansion projects, matching



grant dollars, and non-competitive projects that align with the newly adopted strategic plan. Allocations planned for the Future Opportunity Leveraging Fund (FOLF), a subproject under the Incentives, Grants, and Programs master project, total \$2.77 million over the next five years after the approval of the airport and affordable housing projects described below.

**Table 7. Office of Economic Vitality FY 2026 – 2030 Proposed Capital Improvement Program**

Office of Economic Vitality Capital Improvement Program Allocations						
Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	3,525,000
Incentives, Grants and Programs	2,412,400	2,975,547	3,173,817	3,373,210	3,582,920	15,517,894
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	1,553,211
Economic Vitality Studies	500,000	120,000	120,000	120,000	120,000	980,000
<b>Total, All Projects</b>	<b>3,920,611</b>	<b>4,113,047</b>	<b>4,311,317</b>	<b>4,510,710</b>	<b>4,720,420</b>	<b>21,576,105</b>

#### *Air Service Incentive & Capacity Improvements*

The Blueprint 2020 program includes a dedicated investment of \$14.1 million over its lifespan to support growth and development at Tallahassee International Airport (TLH). This funding is being used for key projects such as upgrading existing hangar facilities, installing utility infrastructure to support new hangar construction, developing and launching the international passenger processing facility, and initial startup operations, including customs and additional training support for airport staff. These improvements lay the groundwork for substantial long-term economic impact. Building on this investment, OEV and TLH continue collaborating on broader economic development efforts. These include establishing a Foreign Trade Zone, attracting new businesses to airport property, and identifying additional opportunities to leverage the airport as a key driver of regional economic growth.

At the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors Workshop, the IA Board approved allocating \$670,000 retroactively for FY 2025 and \$670,000 annually for each subsequent year through the remainder of the surtax. This funding, drawn from the Incentives, Grants, and Programs master project, will support TLH air service development incentives and related air service capacity improvements. The program aims to strengthen the community’s economic development by expanding and improving local air service.

As directed by the IA Board, OEV established “community-sponsored” financial support for TLH’s air service development incentive program and air service capacity-related improvements. According to Federal Aviation Administration (FAA) regulations, community-sponsored funding unlocks additional incentives for the airport, such as Minimum Revenue Guarantees (MRGs), when recruiting new air service.

An MRG is a financial risk-mitigation tool used by most communities and airports to attract new air service. It guarantees an airline a minimum revenue amount for a new route over a defined term, not to exceed 24 months. If the actual revenue falls short, the MRG fund covers the difference, up to the predetermined cap. This support helps mitigate

early-stage financial uncertainty and encourages airlines to enter markets they might otherwise overlook. It is important to note that an MRG is not a subsidy, but it is an effective, highly regulated risk-mitigation tool that has become an expected incentive in the airline industry. MRGs serve as a temporary safety net, providing a critical runway during the preliminary stages of service, when financial risk is highest.

TLH currently contracts with a lead international consultant team, ASM Route Development Consultants (ASM), to enhance, expand, and sustainably improve air service to our community. ASM performed an independent analysis related to this funding proposal. Importantly, ASM projects the return on investment (ROI) will be an estimated \$1.1 billion economic impact, with a corresponding 1,158 jobs created. ASM also projects that as a direct result of this Blueprint Intergovernmental Agency funding, more service options, more destinations, more flights and lower fares will result during this same 15-year period. The Tallahassee International Airport will provide all necessary technical support to establish and maintain the requirements for the incentive program per FAA regulations. The Airport will be responsible for and manage all correlated capacity enhancements required for establishing, maintaining and improving all new carriers, routes and services such as gate, screening, baggage and signage improvements. In addition, the Airport will manage all FAA required notices as well as marketing per FAA guidelines. The FAA will not allow the “community sponsored” funding to be comingled with airport funding for MRGs. As such, the City of Tallahassee will be required to administer the contracts for each MRG.

Airlines view MRGs as a short-term, ramp-up tool. When a route performs well, it becomes self-sustaining, and the MRG is never drawn in full (or at all). In cases where an airline does not draw the available MRG funds, those funds would become available to be used as an incentive by the airport for a different route or by a different airline. The goal is to increase the number of airlines operating in the Tallahassee market and the number of routes served by each airline and to lower fares through increased competition. The target markets for the MRG strategy at TLH are intrastate service to south Florida, service to the northeast United States, connectivity to more major hubs, additional service from low-cost carriers and ultra-low-cost carriers, and new international service.

#### *Affordable Housing Gap Finance Incentive Program*

According to the Shimberg Center for Housing Studies at the University of Florida and the Florida Housing Coalition (FHC), the highest affordable housing need in Tallahassee-Leon County is rental units for very low and extremely low-income households. Over the past few years, affordable rental housing developments that dedicate units for low-income households (including very low and extremely low), which are traditionally funded through federal and state programs, have experienced gaps in financing due to the continued rise in the cost of construction materials and higher interest rates. In response, the City and County have partnered to provide more than \$12 million in direct funding for gap financing to affordable housing rental development projects that have or will construct more than 1,200 units dedicated to low-income households over the next 12-18

months. City and County investments in the projects were made possible with one-time federal funds which have been exhausted.

Building on the County and City ongoing and collective efforts to address the community's highest affordable housing need and consistent with other local governments in Florida, on May 8, 2025, the Blueprint Intergovernmental Agency (IA) Board approved the creation of the "Affordable Housing Gap Finance Incentive Program" under the OEV "Incentive Grants and Programs" master project. The IA Board allocated \$250,000 annually to the program, beginning in the current fiscal year (FY 2025) and continuing through the remainder of the one-cent infrastructure surtax period (until 2039), for a total of \$3.75 million over fifteen fiscal years. The \$250,000 annual allocation approved by the IA Board is proposed to be divided equally between Leon County and the City of Tallahassee, with \$125,000 designated to each entity each fiscal year. Any funding not utilized in a particular year will roll over through the remainder of the surtax, resulting in up to \$1.875 million for each jurisdiction. The County and City could utilize their respective allocations on separate projects, or collectively as approved by the County and City. Consistent with existing Leon County's and City of Tallahassee's Affordable Housing programs, funding would be provided to affordable rental housing projects that dedicate units to very low- and extremely low-income households in Tallahassee-Leon County, and must also document eligibility under applicable federal and state guidelines, including adherence to income certification, and long-term affordability requirements. According to a November 2024 report conducted by FHC, five (5) counties (as well as municipalities within those counties) utilize their infrastructure surtax to invest in affordable housing projects.

During the May meeting, the IA Board also requested that Staff provide additional programmatic details to align OEV funds with the County and City's respective housing programs. The annual economic development funding allocated to the Affordable Housing Gap Finance Incentive Program would remain in an OEV account available for access by the County and/or City to invest in affordable rental housing projects that set aside units for very low- and/or extremely low-income households. The County and City would utilize their respective processes and procedures to solicit affordable housing developments to Tallahassee-Leon County that set aside units for very low- and extremely low-income households. Projects must also meet long-term affordability requirements, and projects that set aside units in perpetuity would be prioritized. In addition, projects seeking County and City funds are required to secure funding through federal and/or state affordable housing programs which regularly monitor and verify that units set aside are occupied by eligible households. In keeping with prior practice, the County and City's respective housing departments would coordinate on the evaluation of funding requests for gap financing and determining the appropriate local government (County or City) to access the OEV funds to invest in proposed projects. The County and City evaluate funding requests in alignment with State Housing Initiatives Partnership (SHIP) criteria as established in their respective Local Housing Assistance Plan (LHAP) as required by the State and approved by the County and City. In addition to the LHAP, which establishes the parameters for the utilization of SHIP funding, the County also partners

with the Housing Finance Authority of Leon County (HFA) to solicit applications for affordable rental development projects. The HFA was established by the County to alleviate the shortage of affordable housing primarily through capital investments and bond financing.

The HFA has established selection criteria for developers seeking financing for affordable rental projects, which are described in the notices of funding availability. Applications for rental development projects will be reviewed by the HFA for operational and financial feasibility. Projects recommended by the HFA for funding would be presented to the County for approval. The City would evaluate projects based on their established rental development criteria. As previously mentioned, the County and City could award their respective annual allocations separately, or coordinate to fund a single project.

Once a determination is made by either the County or the City that gap financing is necessary to ensure the viability of an affordable rental housing project, the respective entity would submit a request to OEV to draw from the Affordable Housing Gap Finance Incentive Program account. The requested funds would then be applied in alignment with the entity's established affordable housing program guidelines and requirements, including setting aside units for very low- and extremely low-income households with long-term affordability requirements. This process reinforces the coordinated approach between the County, City, and OEV to maximize the impact of local investments in affordable rental housing for very low- and extremely low-income households and ensures consistency with local objectives and compliance with program standards.

Office of Economic Vitality Proposed Operating Budget

The proposed OEV FY 2026 operating budget continues the IA Board's prior direction for the OEV operations. The personnel services budget category encompasses all internal OEV operating and staffing costs, including salaries and temporary wages and employee benefit programs. The Operating Budget funds personnel costs, including a cost-of-living adjustment of 4% (in line with the City and County), as well as debt service and capital projects transfers. The FY 2026 proposed operating budget is detailed in Table 8.

**Table 8. Office of Economic Vitality Proposed Operating Budget**

<b>Uses of Funds</b>	<b>FY2026 Proposed</b>
Debt Service	2,428,703
Personnel Services	1,923,170
Operating Expenses	435,990
Other Services/Charges	50,000
Capital Outlay	65,000
Allocated Costs	121,708
Administrative Allocations	209,771
Capital Projects Transfer	3,920,611
<b>Total, Uses of Funds</b>	<b>9,154,953</b>

## CONCLUSION:

The FY 2026 Operating Budget and FY 2026 – 2030 CIP presented herein meets the IA Board prioritized programs and projects for Infrastructure and OEV. Consistent with trends experienced in prior years, the FY 2026 budget will, however, continue to be governed by modest growth of sales tax revenues, continued inflation, and rising real estate and construction prices. The financing plan presented herein allows for an \$83 million dollar bond in FY 2026 to continue implementation of key infrastructure projects and ahead of expected project cost increases in future years after FY 2030.

The proposed FY 2026 – 2030 CIP for Blueprint Infrastructure continues the implementation of community projects across Leon County, including: regional mobility, gateway, and placemaking projects, and provides \$41.81 million to the City and County for improvements to sidewalks, transit, and water quality and park maintenance over the next five years.

Over the next five fiscal years, the Infrastructure Program will invest an estimated \$148.89 million in the local economy—advancing key corridors (Northwest Connector: Tharpe Street; North Monroe Gateway; Airport Gateway Beautification; Improvements to the Fairgrounds; Northeast Connector: Bannerman Road; Northeast Gateway: Welaunee Boulevard)—with an \$83 million FY 2026 bond to start or continue work on North Monroe and Airport Gateways, Welaunee Boulevard north of I-10, Bannerman Road, and the next phases of Tharpe Street (sidewalks and design from Ocala Road to Mission Road).

Over the next five years, OEV will be positioned to provide an estimated \$20.71 million to support local businesses, entrepreneurs, targeted industries, and local workforce development. The proposed FY 2026 – 2030 budget includes funding for all existing Office of Economic Vitality programs and projects, including funding for the Competitive Project Fund and the Future Opportunity Leveraging Fund. Two new programs were added during the Budget Workshop and ratified at the following meeting: the Air Service Incentive & Capacity Improvements Program and the Affordable Housing Gap Finance Incentive Program. Together, these new initiatives expand OEV’s ability to strengthen the local economy by enhancing regional connectivity, supporting key industry sectors, and addressing critical community needs such as housing affordability.

**Action by CAC:** The CAC held the first Public Hearing for the FY 2026 Blueprint Intergovernmental Agency Operating Budget and FY 2026-2030 Capital Improvement Program on August 28, 2025.

## OPTIONS:

Option #1: Conduct the Public Hearing and adopt the FY 2026 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2026 Operating Budget Resolution (Resolution No. 2025-01).



- Option #2: Conduct the Public Hearing to approve and adopt the FY 2026-2030 Blueprint Intergovernmental Agency Capital Improvement Program as presented and approve the FY 2026 Capital Improvement Program Budget Resolution (Resolution No. 2025-02).
- Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint Infrastructure and OEV projects being implemented by those jurisdictions.
- Option #4: IA Board Direction.

## **RECOMMENDED ACTIONS:**

- Option #1: Conduct the Public Hearing and adopt the FY 2026 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2026 Operating Budget Resolution (Resolution No. 2025-01).
- Option #2: Conduct the Public Hearing to approve and adopt the FY 2026-2030 Blueprint Intergovernmental Agency Capital Improvement Program as presented and approve the FY 2026 Capital Improvement Program Budget Resolution (Resolution No. 2025-02).
- Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint Infrastructure and OEV projects being implemented by those jurisdictions.

### Attachments:

1. Proposed FY 2026 Operating Budget Resolution
2. Proposed FY 2026 – 2030 Capital Improvement Program Budget Resolution
3. IA Board Agenda Item – May 8, 2025, Budget Workshop (Linked)
4. Proposed FY 2026 – 2030 Capital Improvement Plan for Blueprint Infrastructure
5. Proposed FY 2026 – 2030 Capital Improvement Plan for OEV

# **Blueprint Intergovernmental Agency FY 2026 Operating Budget RESOLUTION NO. 2025-01**

WHEREAS, the Blueprint Intergovernmental Agency's Budget Policy 102.06.B.2., and Section 189.016(3), Florida Statutes, requires the Board of Directors ("Board") to adopt an annual operating budget and appropriate funding for the upcoming year by resolution; and

WHEREAS, the Board has acknowledged the receipt of sales tax revenue and other sources of revenue to fund operating expenses for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board, hereby adopts the Operating Budget for Fiscal Year 2026 as set forth in "Exhibit A", which is attached hereto and incorporated herein, and authorizes the carryover of any fund balance, including all operating fund balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

Adopted this 11th day of September 2025.

Leon County-City of Tallahassee  
Blueprint Intergovernmental Agency

Attest:

By: \_\_\_\_\_  
Commissioner Brian Welch  
Chair, Board of Directors

By: \_\_\_\_\_  
James O. Cooke, Treasurer-Clerk  
City of Tallahassee

Approved as to Form:

By: \_\_\_\_\_  
Susan Dawson, Esq.  
Blueprint Attorney



EXHIBIT A			
FY2026 Operating Budget, Blueprint Infrastructure and Office of Economic Vitality			
	Infrastructure	Economic Vitality	Agency Total
<b>Sources of Funds</b>			
312600 Sales Tax	42,764,086	7,775,289	50,539,375
337411 City OEV Funding	-	689,832	689,832
337412 County OEV Funding	-	689,832	689,832
366901 Donations	(3,000,000)	-	(3,000,000)
384001 Proceeds From Bonds	83,000,000	-	83,000,000
334494 FDOT Grants - Transportatio	1,000,000	-	1,000,000
<b>Grand Total</b>	<b>123,764,086</b>	<b>9,154,953</b>	<b>132,919,039</b>
<b>Uses of Funds</b>			
<b>Personnel Expenses</b>			
511000 Salaries	2,056,170	1,175,050	3,231,220
511300 Salary Enhancements	91,360	53,420	144,780
511500 Temporary Wages	218,020	133,100	351,120
512400 Other Salary Items	19,880	3,120	23,000
515000 Pension- Current	421,360	214,410	635,770
515100 Pension- MAP	142,260	64,160	206,420
515500 Social Security	17,710	23,500	41,210
515600 Mandatory Medicare	34,500	19,110	53,610
516000 Health Benefits	366,110	208,970	575,080
516001 Health Benefits-Retirees	25,000	15,450	40,450
516100 Flex Benefits	40,510	12,880	53,390
<b>Total, Personnel Expenses</b>	<b>3,432,880</b>	<b>1,923,170</b>	<b>5,356,050</b>
<b>Operating &amp; Other Expenses</b>			
521010 Advertising	5,000	27,500	32,500
521030 Reproduction	9,000	7,500	16,500
521100 Equipment Repairs	15,000	-	15,000
521160 Legal Services	75,000	-	75,000
521180 Unclassified Contractual Srv	47,560	36,000	83,560
522080 Telephone	15,000	12,000	27,000
523020 Food	2,750	30,000	32,750
523030 Gasoline	10,000	5,000	15,000
523050 Postage	1,000	-	1,000
523060 Office Supplies	15,000	16,500	31,500
523080 Unclassified Supplies	19,500	10,000	29,500
523100 Vehicle- Non-Garage	6,500	-	6,500
524010 Travel & Training	59,500	57,700	117,200
524020 Journals & Books	5,500	-	5,500
524040 Certificates & Licenses	9,648	4,700	14,348
Membership/Certificates/License	-	3,000	3,000
524050 Rent Expense- Building & O	170,700	115,000	285,700
524070 Rent Expense- Machines	5,000	15,000	20,000
540040 Liability Insurance Premiurr	70,000	50,000	120,000
521015 Financial/Investment Mgmt	575,500	-	575,500
521025 Live Performance Services	15,000	7,500	22,500
521035 Unclassified Professional Fe	-	35,000	35,000
521191 Computer Software	70,000	33,590	103,590
523065 Computer Equipment	20,000	10,000	30,000
523090 Furniture & Equipment	15,000	10,000	25,000
<b>Total, Operating &amp; Other Expenses</b>	<b>1,237,158</b>	<b>485,990</b>	<b>1,723,148</b>
<b>Capital Outlay</b>			
580050 Vehicle Equipment	-	65,000	65,000
<b>Total, Capital Outlay</b>	<b>-</b>	<b>65,000</b>	<b>65,000</b>
<b>Allocated Costs</b>			
560010 Human Resource Expense	15,992	15,648	31,640
560020 Accounting Expense	39,272	18,721	57,993
560030 Purchasing Expense	9,718	5,596	15,314
560040 Information Systems Expen	41,899	45,256	87,155
560070 Revenue Collection	104	24	128
560120 Indirect Costs	98,292	31,005	129,297
560150 Diversity and Inclusion Expe	8,654	5,458	14,112
<b>Total, Allocated Costs</b>	<b>213,931</b>	<b>121,708</b>	<b>335,639</b>
<b>Administrative Allocation</b>			
611100 Admin Allocation Transfer	(209,771)	209,771	-
<b>Total, Administrative Allocation</b>	<b>(209,771)</b>	<b>209,771</b>	<b>-</b>
<b>Total Operating Budget Before Transfe</b>	<b>4,674,198</b>	<b>2,805,639</b>	<b>7,479,837</b>
<b>Transfers to Other Funds</b>			
611300 Debt Service Transfer	21,661,006	2,428,703	24,089,709
612400 Inter-Fund Ops Transfer	97,428,882	3,920,611	101,349,493
<b>Total, Transfers to Other Funds</b>	<b>119,089,888</b>	<b>6,349,314</b>	<b>125,439,202</b>
<b>Total, Uses of Funds</b>	<b>123,764,086</b>	<b>9,154,953</b>	<b>132,919,039</b>

**Blueprint Intergovernmental Agency  
FY 2026 Capital Budget  
RESOLUTION NO. 2025-02**

WHEREAS, the Blueprint Intergovernmental Agency's Budget Policy 102.06.B.2, and Section 189.016(3), Florida Statutes, requires the Board of Directors ("Board") to adopt an annual capital budget and appropriate funding for the upcoming year by resolution; and

WHEREAS, the Board has acknowledged the receipt of bond proceeds, sales tax revenue and other sources of revenue to fund capital expenses for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, the Board hereby approves the five-year Capital Improvement Program for Fiscal Year 2026 through Fiscal Year 2030, in accordance with Budget Policy 102.07.3.

NOW, THEREFORE, BE IT RESOLVED, that the Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board hereby adopts the Capital Budget for Fiscal Year 2026 as set forth in "Exhibit A," which is attached hereto and incorporated herein, and authorizes the carryover of any capital fund balance, including all capital fund balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

Adopted this 11th day of September 2025.

Leon County-City of Tallahassee  
Blueprint Intergovernmental Agency

Attest:

By: \_\_\_\_\_  
Commissioner Brian Welch  
Chair, Board of Directors

By: \_\_\_\_\_  
James O. Cooke, Treasurer-Clerk  
City of Tallahassee

Approved as to Form:

By: \_\_\_\_\_  
Susan Dawson, Esq.  
Blueprint Attorney

EXHIBIT A						
BLUEPRINT INTERGOVERNMENTAL AGENCY FY2026 - FY2030 CAPITAL BUDGET						
<b>BLUEPRINT INFRASTRUCTURE</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>Total</b>
Blueprint 2000 Program	-	-	-	-	-	-
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Regional Mobility and Gateway Projects	87,526,382	1,151,220	-	-	-	88,677,602
CCQ Projects	-	-	2,336,820	3,555,177	4,807,173	10,699,170
Reserve Fund, Blueprint Infrastructure	-	-	-	-	-	-
<b>Total, Blueprint Infrastructure Capital Allocations</b>	<b>97,428,882</b>	<b>11,053,720</b>	<b>12,239,320</b>	<b>13,457,677</b>	<b>14,709,673</b>	<b>148,889,272</b>
<b>OFFICE OF ECONOMIC VITALITY</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>Total</b>
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	3,525,000
Incentives, Grants and Programs	2,412,400	2,975,547	3,173,817	3,373,210	3,582,920	15,517,894
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	1,553,211
Economic Vitality Studies	500,000	120,000	120,000	120,000	120,000	980,000
<b>Total, Office of Economic Vitality Capital Allocations</b>	<b>3,920,611</b>	<b>4,113,047</b>	<b>4,311,317</b>	<b>4,510,710</b>	<b>4,720,420</b>	<b>21,576,105</b>
<b>Total, Capital Project Transfers</b>	<b>101,349,493</b>	<b>15,166,767</b>	<b>16,550,637</b>	<b>17,968,387</b>	<b>19,430,093</b>	<b>170,465,377</b>

**Proposed FY 2026 Blueprint Infrastructure  
Capital Improvement Program**

Attachment #4  
Page 1 of 1

Master Project	FY2026	Tentative Allocations				Total FY2026-2030
		FY2027	FY2028	FY2029	FY2030	
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Regional Mobility and Gateway Projects	87,526,382	1,151,220	-	-	-	88,677,602
Community Enhancement, Connectivity, and Quality of Life	-	-	2,336,820	3,555,177	4,807,173	10,699,170
Total Uses of Funds, Capital Infrastructure Projects	97,428,882	11,053,720	12,239,320	13,457,677	14,709,673	148,889,272

**Proposed FY 2026 Office of Economic Vitality  
Capital Improvement Program**

Attachment #5

Page 1 of 1

Master Project	FY2026	Tentative Allocations				Total FY2026-2030
		FY2027	FY2028	FY2029	FY2030	
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	<b>3,525,000</b>
Incentives, Grants and Programs	2,412,400	2,975,547	3,173,817	3,373,210	3,582,920	<b>15,517,894</b>
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	<b>1,553,211</b>
Economic Vitality Studies	500,000	120,000	120,000	120,000	120,000	<b>980,000</b>
<b>Total Uses of Funds for Office of Economic Vitality Projects</b>	<b>3,920,611</b>	<b>4,113,047</b>	<b>4,311,317</b>	<b>4,510,710</b>	<b>4,720,420</b>	<b>21,576,105</b>