Citizens Advisory Committee Meeting

September 10, 2026
4:30 p.m.
Blueprint Offices

Chair: Christopher Daniels

Agenda

PAGE

I. AGENDA MODIFICATIONS

II. CITIZEN COMMENTS

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.

Written Comments: Please provide written public comment by emailing Comments@BlueprintIA.org until 5 p.m. on September 9, 2026. All comments received will be part of the record.

III. PRESENTATIONS/INFORMATIONAL ITEMS ONLY

- Q2 2026 Blueprint Infrastructure Project Status Report
- Presentation on the New Hope Community Survey
- 2027 CAC Meeting Schedule

IV. CONSENT

1. Approval of the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes **3**

V. GENERAL BUSINESS

2. Election of CAC Chair and Vice Chair **11**

VI. PUBLIC HEARING 5:00 p.m.

3. First Public Hearing on the Proposed Fiscal Year 2027 Operating Budget and Fiscal Year 2027 – 2031 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency **13**

VII. ADJOURN

NEXT CAC MEETING: Thursday, October 29, 2026

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this meeting should contact Shelonda Meeks, 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
Agenda Item #1

September 10, 2026

Title:	Approval of the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes
Category:	Consent
Department	Blueprint Intergovernmental Agency
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint

STATEMENT OF ISSUE:

This item presents the summary meeting minutes of the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee (CAC) meetings and requests CAC review and approval of the minutes as presented.

FISCAL IMPACT

This item does not have a fiscal impact.

CAC OPTIONS:

Option 1: Approve the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.

Option 2: Do not approve the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.

CAC RECOMMENDED ACTION:

Option 1: Approve the February 26, 2026, and May 21, 2026, Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.

Attachments:

1. Draft Minutes of the Blueprint Intergovernmental Agency Citizens Advisory Committee meeting on February 26, 2026.
2. Draft Minutes of the Blueprint Intergovernmental Agency Citizens Advisory Committee meeting on May 21, 2026.

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Blueprint Intergovernmental Agency
Citizens Advisory Committee
Meeting Minutes

Date: September 10, 2026
To: Citizens Advisory Committee
From: Autumn Calder, Blueprint Director
Subject: Summary CAC Meeting Minutes for February 26, 2026

Committee Members present:

Chris Daniels, Chair	Mary Glowacki
Kathy Bell	Deborah Burr
Byron Greene	William McCloud
Whitney Doyle	Rod McQueen
Fred Varn	Leroy Peck
Hollie Myers	

Committee Members absent:

Dr. Elaine Bryant	

The regular meeting of the Citizens Advisory Committee was called to order at 4:30 p.m. on February 26, 2026 at the Blueprint Intergovernmental Agency offices by Chair, Chris Daniels.

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 Members, Kathy Bell and Chuck Goodheart

Blueprint Planning Manager Megan Doherty recognized outgoing CAC member Kathy Bell, who served on the committee for nine years as the representative for the Greater Tallahassee Chamber of Commerce, and thanked her for her contributions to the CAC committee. Ms. Doherty also recognized CAC member Chuck Goodheart, who had served on the committee for three years up until his recent passing in the Natural Scientist/Biologist position.

Q4 2025 Blueprint Infrastructure Project Status Report

Planning Manager Megan Doherty provided an update on project progress during the last three months of 2025 and highlighted progress on Blueprint's current projects, including Lake Jackson Greenway, Tram Road Trail, Capital Circle SW Greenways

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Mountain Bike Trail, and the completion of improvements at the Animal Service Center.

Status Update Presentation: Northwest Connector: Tharpe Street

Blueprint Project Manager Martha Hodgson gave a presentation on project progress for the NW Connector: Tharpe Street project from Capital Circle Northwest to Ocala Road. Ms. Hodgson described the current conditions along the corridor, noting the existing number and width of travel lanes and the lack of bike lanes and sidewalks in many areas. Ms. Hodgson also explained the purpose of the NW Connector project and the issues it aims to address, including improving intersections, reducing flooding through better stormwater management, and adding new sidewalks to make walking safer and more comfortable. The project will also include stormwater ponds and landscaped areas to help manage runoff and improve the overall aesthetic of the corridor.

Ms. Hodgson noted that on February 12, 2026, a public meeting was held as part of the ongoing Project Development & Environment (PD&E) study. This open-house style public meeting consisted of site plans illustrating the planned improvements to the Tharpe Street corridor, as well as a timeline of the project. The meeting had over 100 attendees and received several comments and suggestions. Comments received focused on priority segments, including Trimble Road to Valley Green Drive, Mission Road to Trimble Road, and Valley Green Drive to San Luis Road.

Ms. Hodgson then went over the next steps of this project, which includes moving into the design phase. CAC member Fred Varn asked if the railway in the area would be affected by this project; Ms. Hodgson replied yes and then explained how the project would address the existing rail crossing. CAC member Rod McQueen suggested addressing safe circulation at Blountstown Street. CAC member Kathy Bell inquired about the construction schedule; Ms. Hodgson shared that 2028 is the earliest construction could begin. CAC member Fred Varn asked if there will be a staging area for equipment storage; Ms. Hodgson noted that storage locations will be coordinated with contractors during the construction planning process.

CONSENT

1. ***Approval of the August 28, 2025 and October 15, 2025 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes***

CAC Member William McCloud moved to approve the Consent agenda; CAC Member Leroy Peck seconded this motion. Motion passed unanimously.

III. GENERAL BUSINESS

2. ***Recommendation of Appointments to the Blueprint Citizens Advisory Committee***

Planning Manager Megan Doherty gave an overview of the current CAC vacancy for the Natural Scientist/Biologist Position, noting there are three eligible applicants. Ms.

Doherty informed the CAC they can provide recommendations to the IA Board, and the IA Board will make the final appointment.

CAC Member Deborah Burr nominated Danielle Irwin from the Natural Scientist/Biologist applicants, which also included Steve Brighton and Craig Diamond. CAC Member Kathy Bell and CAC Member Leroy Peck agreed with this nomination. CAC Member Mary Glowacki asked Deborah Burr to provide additional information about Danielle Irwin, and Ms. Burr shared details about Ms. Irwin's professional experience and her involvement with the community.

CAC Member William McCloud moved to approve Option 1, recommending the IA Board appointment of Gloria Pugh as Kathy Bell's replacement for the Tallahassee Chamber of Commerce position. Kathy Bell seconded this motion. Motion passed unanimously.

CAC Member Deborah Burr moved to recommend the IA Board appointment of Danielle Irwin for the Natural Scientist/Biologist position. CAC Member Rod McQueen seconded this motion. Motion passed unanimously.

3. Election of a CAC Vice-Chair

Planning Manager Megan Doherty discussed the process of electing the CAC Vice Chair.

CAC Member Leroy Peck moved to nominate Mary Glowacki. CAC Member Rod McQueen seconded this motion. Motion passed unanimously.

IV. ADJOURN

The meeting adjourned at 5:15 p.m.

NEXT CAC Meeting: May 21, 2026

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Blueprint Intergovernmental Agency
Citizens Advisory Committee
Meeting Minutes

Date: September 10, 2026
To: Citizens Advisory Committee
From: Autumn Calder, Blueprint Director
Subject: Summary CAC Meeting Minutes for May 21, 2026

Committee Members present:

Chris Daniels, Chair	Mary Glowacki
Leroy Peck	Deborah Burr
Danielle Irwin	William McCloud
Fred Varn	Gloria Pugh

Committee Members absent:

Whitney Doyle	Rod McQueen
Hollie Myers	Dr. Elaine Bryant
Byron Greene	

In lieu of the regular meeting, a tour of several projects on the south side of Tallahassee was held with members of the Citizens Advisory Committee. The meeting was called to order by CAC Chair Chris Daniels at 4:33 p.m. on May 21, 2026 at 315 S. Calhoun Street, Tallahassee, Florida.

I. AGENDA MODIFICATIONS

There were no modifications to the published agenda.

II. CITIZEN COMMENTS

There were no citizen comments.

PRESENTATION / INFORMATION ITEMS

Blueprint Planner Michaela McKinney-Hollister began the tour by providing an overview of the southside projects to be discussed, including the Magnolia Drive Trail, Southside Transit Center, Orange-Meridian Park, and Monroe-Adams Corridor.

The tour began with the Magnolia Drive Trail, where Senior Blueprint Project Manager Junious Brown provided an update on the project's current phase and discussed previously completed improvements, including roadway reconstruction, utility upgrades, pedestrian facilities, benches, and other neighborhood enhancements. Mr. Brown explained that the project extends from Circle Drive to Apalachee Parkway and responded to questions from CAC members.

At the corner of South Meridian Street and South Orange Avenue, Mrs. McKinney-Hollister provided an overview of the Southside Transit Center, including the project's

anticipated transit benefits, future bus bay improvements, and Blueprint's $1 million contribution to the project.

The tour then continued to Orange-Meridian Park, where Mr. Brown discussed the project's history, coordination with project partners, floodplain considerations, and planned park amenities. He noted that the park will include walking trails, food truck accommodations, fruit trees, and other features requested through community input.

The tour concluded along the Monroe-Adams Corridor, where Senior Blueprint Project Manager Eric Mason provided an overview of previously completed improvements and ongoing streetscape enhancements, including decorative lighting, landscaping, sidewalk improvements, underground utilities, and coordination with area business owners. Mr. Mason responded to questions from CAC members and discussed the anticipated benefits of the project.

III. ADJOURN

The tour adjourned at 5:28 p.m.

NEXT CAC Meeting: September 10, 2026

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Blueprint Intergovernmental Agency
Citizens Advisory Committee
Agenda Item #2

September 10, 2026

Title:	Election of CAC Chair and Vice Chair
Category:	General Business
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Megan Doherty, Planning Manager, Blueprint

STATEMENT OF ISSUE:

Due to the term expiration of the current CAC Chair and Vice-Chair, the CAC is required to elect a Chair to serve during 2027 and a Vice-Chair to serve during 2027 who will ascend to the position of Chair in 2028.

FISCAL IMPACT

This item does not have a fiscal impact.

CAC RECOMMENDED ACTION:

Elect a CAC Chair to serve during 2027 and a Vice-Chair to serve during 2027 and as Chair during 2028, as per the Bylaws.

SUPPLEMENTAL INFORMATION:

Section 1.6 of the CAC Bylaws establishes the process for the election and succession of CAC officers. The CAC officers consist of a Chairperson and Vice-Chairperson elected from the CAC membership. Both officers are elected by a majority vote of the CAC members present. The Chairperson serves for a period of one year, effective January 1 of each year. The CAC shall elect a Vice-Chairperson for a two-year term. The CAC member elected serves as Vice-Chairperson, and during the second year, the individual serves as Chairperson.

At the February 26, 2026, CAC meeting, the CAC conducted an election for a Vice-Chair to serve during 2026 and subsequently serve as Chair in 2027. Following the election, it was determined that the elected Vice-Chair's term as a CAC member will expire at the end of 2026 and will not be able to serve as Chair in 2027. As such, this agenda item requests that the CAC elect a new Chair and Vice-Chair.

Section 1.6 of the CAC Bylaws provides that when either the Chairperson or Vice-Chairperson position becomes vacant, a replacement shall be elected at the next scheduled CAC meeting for immediate assumption of duties and shall serve for the remainder of the calendar year. Consistent with this process and the officer succession structure established in the Bylaws, this agenda item requests the CAC elect a Chair to serve during 2027 and a Vice-Chair to serve during 2027 and subsequently as Chair during 2028.

CAC RECOMMENDED ACTION:

Elect a CAC Chair to serve during 2027 and a Vice-Chair to serve during 2027 and as Chair during 2028, as per the Bylaws.

Blueprint Intergovernmental Agency
Citizens Advisory Committee
Agenda Item #3

September 10, 2026

Title:	First Public Hearing on the Proposed Fiscal Year 2027 Operating Budget and Fiscal Year 2027 – 2031 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency
Category:	Public Hearing
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	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

STATEMENT OF ISSUE:

This item requests the Blueprint Intergovernmental Agency Citizens Advisory Committee (CAC) conduct the first public hearing for the FY 2027 Blueprint Intergovernmental Agency Operating Budget and FY 2027 – 2031 Capital Improvement Plan. The second and final public hearing will be conducted at the September 24, 2026, Intergovernmental Agency Board of Directors (IA Board) meeting.

FISCAL IMPACT

This item has a fiscal impact. As presented, the FY 2027 budget is balanced and aligns with Agency policies and previous IA Board direction.

CAC RECOMMENDED ACTION:

Option #1: Conduct the first Public Hearing for the FY 2027 Blueprint Intergovernmental Agency Operating Budget and FY 2027 – 2031 Capital Improvement Plan as presented.

EXECUTIVE SUMMARY:

The proposed balanced budget for the Blueprint Intergovernmental Agency is a continuation of the FY 2026 budget approved on September 24, 2025, with no significant changes and supports ongoing implementation of OEV projects and programs and 12 Blueprint Infrastructure projects that are anticipated to be in or beginning construction in FY 2027. This item incorporates all direction provided by the IA Board during the June 11, 2026, Budget Workshop (Attachment #1) and ratified by the IA Board at the regular meeting held later that same day.

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. This item requests that the CAC conduct the first public hearing; the second and final public hearing will be conducted during the September 24, 2026, 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 2027-2031 Capital Improvement Program (CIP).

The proposed FY 2027 Operating Budget and FY 2027-2031 CIP builds upon eleven 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 2026 by Moody's Investor Service with an Aa2 credit rating and Fitch Ratings with AA credit rating. Consistent with trends experienced last year, the FY 2027 budget will continue to be constrained by modest growth of sales tax revenues, continued inflation, and rising real estate and construction prices.

The FY 2027 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 2027 - 2031 CIP for Blueprint Infrastructure provides an estimated $78.33 million to support the local economy through direct expenditures over the next five fiscal years. The proposed Five-Year CIP focuses on projects activated by the IA Board and currently in progress. No new infrastructure projects are contemplated, and all planned funding through FY 2031 supports projects in various stages of planning, design, or construction. Projects underway include congestion reducing projects such as Northeast Gateway and Northeast Connector: Bannerman Road. Additionally, previously allocated funding supports continued progress on the Tharpe Street project, with design beginning in late 2026, as well as supports the completion of three park projects in FY 2027 including Orange-Meridian Community Park, Market District Park, and Northeast Park. FY 2027 will also see continuation of key Southside projects, including construction of Capital Cascades Trail Segment 4 and Airport Gateway. Specifically for Airport Gateway,

FY 2027 includes a significant investment by Blueprint and FDOT in improving resiliency through construction of the Munson Bridge Replacement on Springhill Road.

Funding for all existing OEV programs are included in the FY2027 budget, including the Air Service Incentive & Capacity Improvements program. As approved by the IA Board at the May 8, 2025, meeting, this program provides $670,000 annually for 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. Earlier this year, TLH International Airport announced service provided by Breeze Airways, which was secured using the Air Service Incentive program. The FY 2027 proposed allocations also include the $250,000 annual allocation to the Affordable Housing Gap Finance Incentive Program. Funding for existing OEV projects and programs, including the Competitive Project fund and Future Opportunity Leveraging Fund, is included in the proposed FY 2027 allocations to ensure 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.

Additionally, this item includes an amendment to the FY 2026 budget to adequately reflect actual and anticipated revenue for the year. The approved FY 2026 budget, adopted at the September 11, 2025, IA Board meeting, included a bond issue totaling $83 million in net revenue and a sales tax revenue forecast of $50.54 million. As approved by the IA Board at the March 12, 2026, the resolution authorizing the Series 2026 bond provided for up to $90 million in net revenue; the net amount received from the sale of the bonds totaled $89.54 million.

Sales tax revenue for FY 2026 is now expected to total $47.58 million due to the decrease in collections attributable primarily to the exemption of sales and use taxes on commercial leases passed by the Florida legislature; this is an anticipated reduction of $2.96 million. Netting the increase in bond revenue with the reduction in sales tax revenue provides a total increase in budgeted revenue for FY 2026 of $3.58 million.

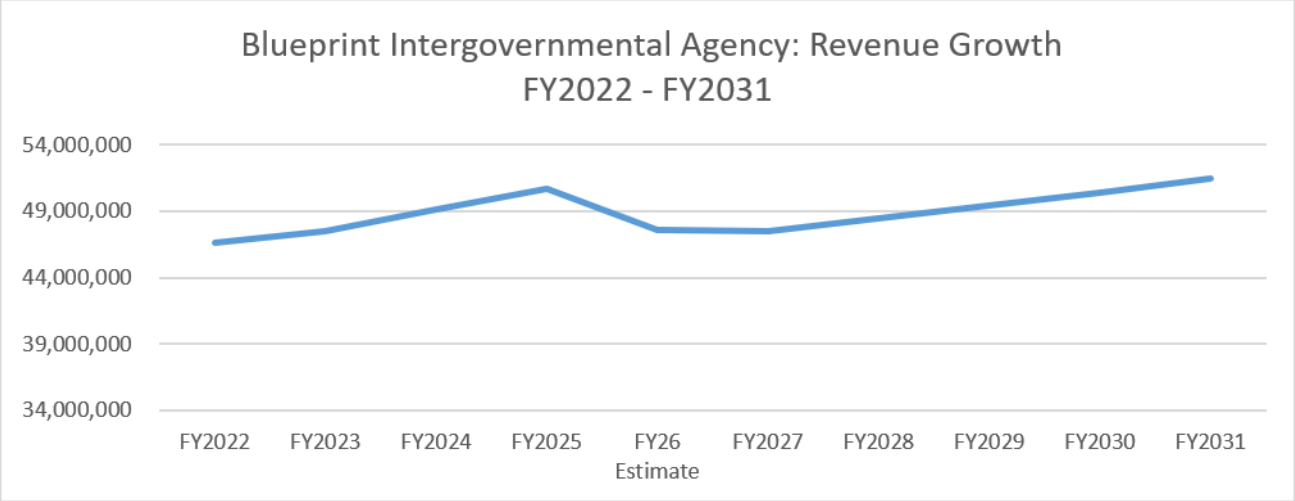
SUPPLEMENTAL INFORMATION

SALES TAX REVENUES

While sales tax revenues in FY 2022 and 2023 far surpassed revenues collected in prior years, sales tax revenue collections in FY 2024 and 2025 were more reflective of the incremental growth rates experienced pre-COVID. Beginning on October 1, 2025, the Florida Legislature exempted certain commercial leases from taxation; therefore, sales tax collections for FY 2026 were reduced by approximately 5% as compared to FY 2025. Consistent with trends experienced last year, the FY 2027 budget will be constrained by modest growth of sales tax revenues. Given these trends, the FY 2027 revenue projection is equal to the FY 2026 projected sales tax revenue collected followed by a projected 2.0%

growth from FY 2028 – 2031, 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 2022 through 2025, the sales tax estimate for FY 2026, and the projection through FY 2031.

Figure 1. Actual and Projected Sales Tax Revenue Growth, 2022- 2031



BLUEPRINT INTERGOVERNMENTAL AGENCY SOURCES AND USES OF FUNDS

A summary of all sources and uses of funds for FY 2027 is summarized in Tables 1 and 2, below, with details for each category following the respective tables.

Sources of Funds

Table 1, lists the Agency's (Blueprint Infrastructure and OEV) FY 2027 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	**FY2027 Proposed**
Sales Tax Revenue	48,012,405
City/County MWSBE Funding	923,506
Grants	1,000,000
Prior Year Revenue Received	281,988
Interest Earned in Prior Years	19,897,451
Total, Sources of Funds	**70,115,350**

The following provides a summary of the projected sources of funds for the Blueprint Intergovernmental Agency in FY 2027, as reflected in Table 1:

Sales Tax Revenues ($48.01 million): This is the Agency's primary funding source for both the Infrastructure and OEV programs. the FY 2027 sales tax revenue projections total $48.01 million, which is equal to the FY 2026 projected sales tax revenue collected. This approach takes into account modest growth of sales tax revenues.

City/County MWSBE Funding ($923,506): The joint MWSBE division of OEV is responsible for the implementation of Leon County, City of Tallahassee, and Blueprint supplier diversity initiatives. As such, funding for the operations of the MWSBE division is provided in equal amounts by Leon County, the City of Tallahassee, and OEV, for a total of $923,506 in FY 2027. In light of the enactment of Florida Senate Bill 1134, which restricts local governments from implementing programs, policies, or activities that reference diversity, equity, and inclusion methodologies related to race and gender, a separate item is included on the agenda for the IA Board's regular meeting for IA Board consideration of a race- and gender-neutral Small Business Enterprise (SBE) program compliant with state law, which becomes effective January 1, 2027, that would replace the existing MWSBE program.

Grants ($1,000,000): This funding reflects an additional $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.

Prior Year Revenue Received ($281,988): Revenue received from the Tallahassee-Leon County Planning Department for the Market District Placemaking project.

Interest Earned ($19,897,451): Interest earned on Blueprint and OEV funds, including the FY 2022 and FY 2024 bonds, that is allocated to current Blueprint Infrastructure and OEV projects and programs.

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 2027 Uses of Funds

Uses of Funds	**Infrastructure**	**OEV**	**Total**
Capital Projects	31,346,379	4,589,214	35,935,593
Personnel & Operating	28,879,254	5,300,503	34,179,757
Total, Uses of Funds	**60,225,633**	**9,889,717**	**70,115,350**

The following provides a summary of the proposed uses of funds for the Blueprint Intergovernmental Agency in FY 2027, as reflected in Table 2:

Capital Projects ($35.94 million):

- Infrastructure Projects ($31.35 million): Capital project allocations totaling $31.35 million for FY 2027 implement the IA Board directed construction-ready strategy and continue key gateway and regional roadway projects, community enhancement, connectivity and quality of life improvements, completion of the remaining Blueprint 2000 projects, and continued funding for all annual allocations.
- OEV Projects ($4.59 million): The FY 2027 proposed allocation of $4.59 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 ($34.18 million): The personnel services and operating budget category encompasses all internal staffing costs, including salaries and temporary wages, employee benefit programs, and debt service for both Infrastructure ($24,626,704) and OEV ($2,426,746). Operating costs include the operations and maintenance of an office for Blueprint Infrastructure and OEV staff. The proposed FY 2027 operating budget does not include any new positions, includes a proposed 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 2027 BUDGET – BLUEPRINT INFRASTRUCTURE

The Infrastructure division of the Blueprint Intergovernmental Agency delivers the community's infrastructure improvements in the priority order directed by the IA Board. Under that direction, the program addresses the needs the IA Board has identified as most pressing, ranging from congestion reduction to multi-use corridors, park-like regional stormwater facilities for water-quality protection, passive recreation and wildlife-habitat preservation, Blueprint builds the infrastructure the community envisions. The proposed FY 2027 capital project allocations and FY 2027 – 2031 Five-Year CIP advance the completion of these infrastructure projects as prioritized by the IA Board.

Many Blueprint projects are currently under construction and in FY 2027, progress continues as additional projects or phases will begin construction, consistent with previous IA Board direction and authorization to procure these contracts.

Blueprint Infrastructure Proposed FY 2027 Capital Project Allocations

As the first funding year of the Five-Year CIP, the proposed FY 2027 allocation of $31.35 million, as summarized in Table 3 continues the implementation of the remaining Blueprint 2000 projects and continues the implementation of initiated Blueprint 2020 projects, consistent with previous IA Board direction and project prioritization to date.

Table 3. Blueprint Infrastructure FY 2027 Proposed Capital Project Allocations

Project	**FY 2027**
Annual Allocations	9,902,500
Blueprint 2000 Projects	3,000,000
Regional Mobility & Gateways	14,200,000
Community Enhancement, Connectivity, & Quality of Life	4,243,879
Total, All Projects	**31,346,379**

The proposed FY 2027 allocations to capital projects maintain project progress and reflect the prioritization and implementation processes approved previously by the IA Board 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.
- Blueprint 2000 Projects - $3,000,000
    - Capital Cascades Trail Segment 4: This project, which will begin construction later this year, completes the over four-mile Capital Cascades Trail corridor. This funding reflects an additional $1 million stormwater grant awarded to the project from FDEP, which recognizes the project's reduction of harmful nutrients present in urban stormwater runoff.
    - Magnolia Drive Trail: Funding will support completion of the final project north of Diamond to Apalachee Parkway, scheduled for construction in 2027.

- Regional Mobility & Gateways – $14,200,000
  Each Regional Mobility and Gateway project advances in FY 2027. Three of the four projects below require new FY 2027 allocations to initiate or continue construction. The Northwest Connector: Tharpe Street project moves into design in FY 2027 using funding the IA Board allocated in prior years.
    - Northeast Gateway – Welaunee Boulevard: Funding will support the completion of Welaunee Boulevard Phase 2 north of Interstate 10 to Roberts Road and the Welaunee Greenway, both scheduled to begin construction in FY 2027.
    - Airport Gateway: Funding will support the construction of Springhill Road improvements, including additional funding towards the leveraging opportunity with FDOT to replace and upgrade the Munson Slough Bridge, both scheduled to begin construction in FY 2027.

  - Northeast Corridor Connector – Bannerman Road: Funding will support the construction of the Bannerman Road widening to four lanes from Quail Common Drive to Preservation Road scheduled for construction in FY 2027.
  - North Monroe Gateway: Funding supports improvements along the North Monroe corridor and provides full funding towards Blueprint's $4.2 million local funding match for the federal Safe Streets and Roads for All (SS4A) grant received in late 2025.
  - Northwest Connector – Tharpe Street — advancing on previously allocated funding: Design work begins in late 2026, supported by the $9.5 million allocated to this project through FY 2026. The project is following the federal review process to preserve its eligibility for federal construction funding. This progress continues to position this project for maximum federal leveraging and grant opportunities, which are currently in progress. In May 2026, Blueprint submitted a Safe Streets and Roads for All (SS4A) application for $23.5 million to support design and construction for the first phase of the Tharpe Street improvements from Ocala Road to Mission Road; grant awardees have not yet been announced. Progress on this project is detailed further in the Work Plan section below.
- Community Enhancement, Connectivity, and Quality of Life - $4,243,879
  - Orange-Meridian Placemaking: Funding to complete the East Drainage Ditch improvements, including multimodal connectivity and improvements along Polk Street.
  - Market District Placemaking: Funding to support the completion of the pedestrian improvements and streetscaping components of the project.

Blueprint Infrastructure FY 2027 Work Plan

The proposed FY 2027 budget 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 2031 supports projects currently in progress in various stages of planning, design, or construction.

Progress continues on all Regional Mobility & Gateways projects; local roadway projects are being advanced by Blueprint and improvements on state-owned roadways are being coordinated though FDOT. Projects underway include congestion reducing projects such as Northeast Gateway and Northeast Connector: Bannerman Road. Project progress in FY 2027 also includes a significant investment by Blueprint and FDOT in improving resiliency through the Munson Bridge Replacement on Springhill Road as part of the next step of the Airport Gateway project. Collaboration continues with Leon County and the CRTPA as these agencies work on the design for the North Monroe Gateway improvements.

As noted above, the Northwest Connector: Tharpe Street project reached a significant milestone with the completion of the Project Development and Environmental (PD&E) study, the federally required evaluation of a project's design alternatives and its effects on the surrounding environment. The technical findings of the report were presented at a

public meeting on February 12, 2026. This meeting was an open-house-style public meeting that consisted of site plans illustrating the planned improvements to the West Tharpe Street corridor as well as a timeline of the project. Over 100 community members were in attendance. A summary of the PD&E findings and the final report are publicly available on the Northwest Connector Corridor: Tharpe Street – Blueprint Intergovernmental Agency project website. With the completion of this PD&E report, design work will begin at the end of this year (2026) on the Tharpe Street project. This progress continues to position this project for maximum federal leveraging and grant opportunities, which are currently in progress. In May 2026, Blueprint submitted a Safe Streets and Roads for All (SS4A) application for $23.5 million to support design and construction for the first phase of the Tharpe Street improvements from Ocala Road to Mission Road.

Projects in Community Enhancement, Connectivity, and Quality of Life continue to move forward with funding previously allocated. Three park projects will be completed over the next year including Orange-Meridian Community Park, Market District Park, and Northeast Park. Combined, these projects will provide over 60 acres of new recreational space including playgrounds and sports fields in southern, central, and northern Leon County. Progress also continues on the Monroe-Adams Corridor Placemaking project; with the recent completion of electric utility undergrounding on four of the five blocks and streetscaping and roadway reconstruction work beginning on the five cross streets in FY 2027. Regarding the Fairgrounds Beautification and Improvements project, the Board of County Commissioners is continuing lease renegotiations with the North Florida Fair Association to implement the IA Board approved Master Plan.

Lastly, the two remaining Blueprint 2000 projects will be in construction in FY 2027. The last phases of two projects central to the Blueprint 2000 program – the Capital Cascades Trail system and the Magnolia Drive Trail, will begin construction on their respective final phases. Magnolia Drive Phase 3 will complete the project improvements north of Diamond Street to Apalachee Parkway. Capital Cascades Segment 4 completes the connection to Lake Henrietta.

Many Blueprint projects are currently under construction and in FY 2027, and progress continues as additional projects or phases will begin construction, as detailed in Table 4.

State and Federal Funding for Blueprint Infrastructure Projects

In addition to local surtax revenues, many projects included on the Blueprint project list continue to receive funding from Florida Department of Transportation (FDOT) or federal agencies, further increasing the impact of local investments. Over $16 million was awarded for the North Monroe Safety Project from USDOT. Approximately $321 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 2031:

- Capital Circle Southwest (Orange Avenue to Crawfordville Road): Construction
- North Monroe Gateway Sidewalk Improvements: Construction
- North Monroe Gateway Safety Project: Design
- Orange Avenue/Airport Gateway (Monroe to South Lake Bradford Road): Design
- Springhill Road/Airport Gateway (Munson Bridge Replacement): Design and Construction
- Thomasville Road/Midtown Placemaking (Monroe Street to Betton Road) Resurfacing and Access Management: Construction

Table 4. Blueprint Infrastructure Actual and Planned Project Construction Activity for FY 2026 and FY 2027

FY 2026: Projects In Construction and Planned to be in Construction
Airport Gateway (continued construction)
Animal Service Center *(completed in FY 2026)*
Bike Route System: Southwest Area Connector (initiate construction)
Capital Cascades Trail Segment 4 (initiate construction)
Capital Circle Southwest (continued construction)
Debbie Lightsey Nature Park - Mountain Bike Trail *(completed in FY 2026)*
Greenways: Tram Road Trail *(completed in FY 2026)*
Lake Lafayette & St. Marks Regional Park: Upper Lake Lafayette Trail *(completed in FY 2026)*
Magnolia Drive Trail – Phase 2 *(completed in FY 2026)*
Market District Park (continued construction)
Monroe-Adams Placemaking (continued construction)
North Monroe Gateway - Medians (*completed in FY 2026*)
Northeast Corridor Connector: Bannerman Road (initiate construction)
Northeast Gateway: Welaunee Boulevard (continued construction)
Northeast Park (continued construction)
Orange-Meridian Placemaking (continued construction)
FY 2027: Projects In Construction and Planned to be in Construction
Airport Gateway (continued construction)
Bike Route System: Downtown-University Protected Bike Lanes (initiate construction)
Capital Cascades Trail Segment 4 (continued construction)
Capital Circle Southwest (continued construction)
Greenways: Lake Jackson Greenway - Phase 2 (initiate construction)
Magnolia Drive Trail – Phase 3 (initiate construction)
Market District Park (continued) and Placemaking (initiate construction)
Monroe-Adams Placemaking (continued construction)
Northeast Corridor Connector: Bannerman Road (continued construction)
Northeast Gateway: Welaunee Boulevard (continued construction)
Northeast Park (continued construction)
Orange-Meridian Placemaking (continued construction)

Blueprint Infrastructure Proposed Five-Year Capital Improvement Program

Each fiscal year, pursuant to Blueprint policy, Blueprint is required to adopt a five-year capital improvement program. As detailed above, the first year of the five-year plan maintains progress on Blueprint Infrastructure projects and provides $31.35 million to fund various projects in the work plan.

Capital project allocations totaling $78.33 million for FY 2027 – 2031, detailed in Table 5 , implement the IA Board directed construction-ready strategy and continue key mobility and quality of life projects over the next five years. The five-year plan reflects $49.5 million for annual allocation projects, which includes $41.81 million to the City and County for improvements to sidewalks, transit, and water quality and park maintenance over the next five years.

The proposed Five-Year CIP 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 2031 supports projects currently in progress in various stages of planning, design, or construction.

Table 5. Blueprint Infrastructure FY 2027 – 2031 Proposed Capital Improvement Program

BLUEPRINT INFRASTRUCTURE Capital Improvement Program Allocations						
Project	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**Total**
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Blueprint 2000 Projects	3,000,000	-	-	-	-	3,000,000
Regional Mobility & Gateways	14,200,000	-	-	-	-	14,200,000
Community Enhancement, Connectivity, & Quality of Life	4,243,879	1,846,606	1,844,074	1,844,919	1,842,329	11,621,807
Total, All Projects	**31,346,379**	**11,749,106**	**11,746,574**	**11,747,419**	**11,744,829**	**78,334,307**

Blueprint Infrastructure Proposed Operating Budget

The Operating Budget effectuates the implementation of the Infrastructure program of work and will continue the implementation of Blueprint community projects. Throughout FY 2027, the Blueprint Infrastructure Program will continue to implement projects consistent with prior IA Board direction. 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 2027 proposed operating budget is detailed in Table 6:

Table 6. Blueprint Infrastructure Proposed FY 2027 Operating Budget

Uses of Funds	FY2027 Proposed
Debt Service	24,626,704
Personnel Services	3,494,600
Operating Expenses	686,908
Other Services/Charges	75,000
Allocated Costs	215,782
Administrative Allocations	(219,740)
Capital Projects Transfer	12,746,627
Total, Uses of Funds	**41,625,881**

The Administrative Allocations category in Table 6, above, includes the costs of Agency support staff, including legal, accounting, and administrative staff, that are shared between Infrastructure and OEV. These shared staff are administratively placed in Infrastructure, thus a negative expense (incoming funds) is budgeted in Infrastructure, and the same amount is an expense under OEV indicating that they are transferring that amount to Infrastructure for OEV's portion of the shared staff.

PROPOSED FY 2027 BUDGET – OFFICE OF ECONOMIC VITALITY

Office of Economic Vitality Proposed Capital Improvement Plan

The FY 2027 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.

Table 7. Office of Economic Vitality FY 2027 – 2031 Proposed Capital Improvement Program

Office of Economic Vitality Capital Improvement Program Allocations						
Project	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**Total**
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	3,525,000
Incentives, Grants and Programs	3,541,003	2,062,827	2,171,041	2,285,725	2,399,401	12,459,997
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	1,553,211
Economic Vitality Studies	40,000	40,000	40,000	40,000	40,000	200,000
Total, All Projects	**4,589,214**	**3,120,327**	**3,228,541**	**3,343,225**	**3,456,901**	**17,738,208**

Office of Economic Vitality Proposed Operating Budget

The proposed OEV FY 2027 operating budget continues the IA Board's prior direction for the OEV Business Development and MWSBE units. 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 2027 proposed operating budget is detailed in Table 8:

Table 8. Office of Economic Vitality Proposed Operating Budget

Uses of Funds	**FY2027 Proposed**
Debt Service	2,426,746
Personnel Services	2,040,790
Operating Expenses	439,990
Other Services/Charges	50,000
Allocated Costs	123,237
Administrative Allocations	219,740
Capital Projects Transfer	4,589,214
Total, Uses of Funds	**9,889,717**

FISCAL YEAR 2026 PROPOSED BUDGET AMENDMENT TO RECONCILE REVENUE

Two of the Agency's FY 2026 revenue lines are closing the year at amounts different from those the IA Board budgeted in September 2025: bond proceeds came in above the budgeted amount, and sales tax collections came in below it. This item explains both variances, identifies how each affects the Agency's two programs, and requests a FY 2026 budget amendment to align the budget with the amounts actually received.

Bond proceeds exceeded the budgeted amount by $6.54 million. The FY 2026 budget for the Agency was approved during the September 11, 2025, IA Board meeting and included plans for a bond issuance netting $83.0 million in revenue. The resolution authorizing the issuance of the bonds was approved during the March 12, 2026, IA Board meeting, and the authorization allowed bond funding in an amount up to $90 million. The net proceeds of the bond sale, meaning the amount remaining after the costs of issuing the bonds, totaled $89.54 million. The sale produced $6.54 million more than the FY 2026 budget anticipated.

Sales tax collections fell $2.96 million below the budgeted amount. During the 2025 session, the Florida Legislature passed House Bill (HB) 7031, which amended Section 212.031, Florida Statutes, to exempt commercial real property leases from discretionary sales surtaxes beginning October 1, 2025. In practical terms, the one-cent surtax that funds the Agency no longer applies to commercial rent. Because the exemption took effect on the first day of FY 2026, it reduced collections for the Agency, and for other local governments across the state, for the full fiscal year. The FY 2026 budget anticipated $50.54 million in sales tax revenue; actual collections for the year are now projected at approximately $47.58 million, a reduction of $2.96 million. This exemption is permanent, and the FY 2027 proposed budget and future year projections already account for it.

The two variances affect the Agency's programs differently. Bond proceeds fund Blueprint Infrastructure projects only; the Office of Economic Vitality (OEV) receives no share of bond proceeds. Sales tax revenue, by contrast, is shared by both programs under the allocation approved by the IA Board. Blueprint Infrastructure therefore receives the entire $6.54 million bond surplus and absorbs $2,508,762 (85%) of the sales tax reduction, resulting in a net increase of $4,031,238 to the program. OEV is affected by the sales tax reduction alone, which lowers its share by $455,420 (15%). The Agency receives 78% of the total sales tax (Infrastructure 66% and OEV 12%). The Agency FY 2026 sales tax reduction is split using the Infrastructure and OEV proportional share. Together, the bond and sales tax adjustments produce a net revenue increase of $3.58 million for the Agency in FY 2026.

The proposed amendment directs the Infrastructure increase to Regional Mobility and Gateways. Because the increase to Blueprint Infrastructure results entirely from bond proceeds, the funds carry spending deadlines that do not apply to sales tax revenue: bond funds must be encumbered, meaning committed under contract, within three years, and expended within five years. Allocating the funding to the Regional Mobility and Gateways master project ensures the funds are committed and spent within those timeframes. Specifically, the funding will support Phase 2 of the Northeast Gateway: Welaunee Boulevard north of Interstate 10 to Roberts Road, which is scheduled for construction procurement in FY 2027. Procurement cannot proceed unless funding sufficient to cover the full contract amount is in place, so this allocation directly enables that solicitation to move forward on schedule.

CONCLUSION:

The FY 2027 Operating Budget and FY 2027 – 2031 CIP presented herein fund the programs and projects prioritized by the IA Board for Infrastructure and OEV. That progress continues under the same conditions the Agency has managed in prior years: modest growth in sales tax revenues, continued inflation, and rising real estate and construction prices.

The proposed FY 2027 – 2031 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.

In total, the Infrastructure program will provide an estimated $78.33 million to support the local economy through direct expenditures over the next five fiscal years and provides funding for all six projects funded through annual allocations, including sidewalks, water quality, parks operations, greenways, bike route, and transit, as well as North Monroe Gateway, Airport Gateway, Orange-Meridian Placemaking, Market District Placemaking, Northeast Connector: Bannerman Road, and the Northeast Gateway: Welaunee Boulevard projects. The Northwest Connector: Tharpe Street project will move into design by the end of 2026 using funding the IA Board allocated in prior years.

Over the next five years, OEV will be positioned to provide an estimated $17.74 million to support local businesses, entrepreneurs, targeted industries, and local workforce development. The proposed FY 2027 – 2031 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.

OPTIONS:

Option #1: Conduct the first Public Hearing for the FY 2027 Blueprint Intergovernmental Agency Operating Budget and FY 2027 – 2031 Capital Improvement Plan as presented.

Option #2: CAC Recommendation

CAC RECOMMENDED ACTION:

Option #1: Conduct the first Public Hearing for the FY 2027 Blueprint Intergovernmental Agency Operating Budget and FY 2027 – 2031 Capital Improvement Plan as presented.

Attachments:

1. IA Board Agenda Item – June 11, 2026, Budget Workshop (Linked) https://go.boarddocs.com/fla/talgov/Board.nsf/goto?open&id=DG9LNF575DFA
2. Proposed FY 2027 – 2031 Capital Improvement Plan for Blueprint Infrastructure
3. Proposed FY 2027 – 2031 Capital Improvement Plan for OEV

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Proposed FY 2027 Blueprint Infrastructure
Capital Improvement Program

Master Project	FY2027	Tentative Allocations				Total FY2027-2031
		FY2028	FY2029	FY2030	FY2031	
Blueprint 2000 Program	3,000,000	-	-	-	-	**3,000,000**
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	14,200,000	-	-	-	-	**14,200,000**
Community Enhancement, Connectivity, and Quality of Life	4,243,879	1,846,606	1,844,074	1,844,919	1,842,329	**11,621,807**
Total Uses of Funds, Capital Infrastructure Projects	**31,346,379**	**11,749,106**	**11,746,574**	**11,747,419**	**11,744,829**	**78,334,307**

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Proposed FY 2027 Office of Economic Vitality
Capital Improvement Program

Master Project	FY2027	Tentative Allocations				Total FY2027-2031
		FY2028	FY2029	FY2030	FY2031	
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	**3,525,000**
Incentives, Grants and Programs	3,541,003	2,062,827	2,171,041	2,285,725	2,399,401	**12,459,997**
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	**1,553,211**
Economic Vitality Studies	40,000	40,000	40,000	40,000	40,000	**200,000**
Total Uses of Funds for Office of Economic Vitality Projects	**4,589,214**	**3,120,327**	**3,228,541**	**3,343,225**	**3,456,901**	**17,738,208**