

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: February 24, 2022
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of December 9, 2021

MEMBERS PRESENT

COUNTY	CITY
Commissioner Nick Maddox, Chair	Mayor John Dailey
Commissioner Kristin Dozier	Commissioner Curtis Richardson
Commissioner Carolyn Cummings	Commissioner Jeremy Matlow
Commissioner Brian Welch	Commissioner Jacqueline Porter*
Commissioner Rick Minor	Commissioner Dianne Williams-Cox
Commissioner Bill Proctor	
Commissioner Jimbo Jackson	

**Indicates virtual / telephonic participation.*

I. AGENDA MODIFICATIONS

There were no agenda modifications.

II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

Public comments were received by email to Comments@BlueprintIA.org through 5:00 p.m. on December 8, 2021. All emails received were provided to the IA Board. Live comments were also taken in person and via WebEx during the meeting. The following citizens provided comments

Kate MacFall spoke on behalf of the Animal Services Foundation, to express gratitude for the funding allocation for facility renovations.

Audrey Kidwell expressed her gratitude for IA Board support for the Animal Shelter renovations.

Stanley Sims spoke against \$20 million to FSU for stadium renovations

Stephen Broadway spoke on the structure of Blueprint Intergovernmental Agency, his concerns for project proposals and initiations. He requested the publication of a staff analysis of the process.

III. INFORMATIONAL ITEMS/PRESENTATIONS

- Presentation on the Northeast Connector Final Engineering Report

Autumn Calder gave a brief presentation on the final engineering report for the Northeast Connector Corridor including project highlights, associated greenways projects, and neighborhood sidewalk projects. The completion of the Final Engineering Report provided the technical analyses for traffic, intersection treatments, community outreach, and more that would lead into design.

Commissioner Welch expressed his appreciation to staff for the work in moving the Northeast Connector Corridor project ahead to the design phase.

- [Receipt and File:](#)
 - [Blueprint Infrastructure Quarterly Report](#)
 - [Draft Blueprint Citizens Advisory Committee November 17, 2021 Meeting Minutes](#)
 - [Blueprint Infrastructure Community Engagement Update](#)

IV. **CONSENT**

ACTION TAKEN: Mayor Dailey moved, seconded by Commissioner Richardson to approve the Consent Agenda.

The motion passed 12-0 (weighted (70-0)).

1. Approval of the September 27, 2021, Blueprint Intergovernmental Agency Board Meeting Minutes
Option 1: Approve the September 27, 2021 Meeting Minutes.
2. Acceptance of the 2021 Annual Report of the Blueprint Intergovernmental Agency
Option 1: Accept the Blueprint Intergovernmental Agency FY 2020 Annual Report.
3. Approval of an Appointment and a Reappointment to the Blueprint Citizens Advisory Committee
Option 1: Appoint Fred Varn to the CAC to represent the senior community.
Option 2: Reappoint Sean McGlynn to serve a second three-year term on the CAC.
Option 3: Reappoint Jim McShane to serve a second three-year term on the CAC.
4. Authorization to Procure Construction Services for the Capital Cascades History and Culture Trail Interpretive History Stations Along FAMU Way
Option 1: Authorize Blueprint to advertise, negotiate, and award, through IMC approval, a contract for construction of the History and Culture Trail Interpretive History Stations.
5. Approval to Modify the MGT of America Contract Scope to Include FY 2021 Expenditure Data for the Disparity Study Update

Option 1: Approve the modification of the contract scope with MGT for the Disparity Study Update to include FY 2021, expenditure data as described in the Revised Cost Proposal.

Option 2: Approve a budget amendment to increase the Disparity Study Update allocation by \$45,236, with equal contributions of \$15,079 coming from Leon County and the City of Tallahassee.

V. GENERAL BUSINESS

6. Approval of Purchase and Sale Agreement for 1309 Alabama Street and Status Report on Private Sector Engagement

Ben Pingree introduced the item stating that the agenda material included a status report on private sector engagement; staff recommendation was Options 1 and 2.

Commissioner Williams-Cox moved, seconded by Commissioner Richardson, to approve options 1 and 2.

Option 1: Approve the execution of the draft Purchase and Sale Agreement by the Director of PLACE, pursuant to Blueprint's Real Estate Policy, to purchase and close on the property located at 1309 Alabama Street; and upon closing, assign the property to the City of Tallahassee for further action to develop the property to address the needs of the community as provided in the Griffin Heights Neighborhood First Plan.

Option 2: Accept the status report on private sector engagement efforts to seek a provider of affordable, healthy food at this location.

Commissioner Williams-Cox stated that the City Commission worked extensively to provide relief to the food desert in the Griffin Heights area. The acquisition of the Alabama Street parcel would become a viable structure in the neighborhood. She looked forward to leveraging the \$6.4 million, allocated by the City Commission for the Neighborhood First Plan.

Citizen Comments:

Rodney Landers spoke in favor of the acquisition and benefit to the neighborhood.

K. Lennorris Barber spoke in favor of the acquisition.

Commissioner Minor stated that at the last meeting of the Leon County Board of County Commissioners (BOCC), the BOCC approved a project working jointly with the City of Tallahassee and Second Harvest Food Bank, to review the top ten food insecure, neighborhood block groups.

Commissioner Dozier expressed her appreciation for the evolution of the Alabama Street project.

Commissioner Richardson expressed his appreciation for the evolution of the project and noted the early input of Mr. Rodney Landers in that process. He stated that the City would take ownership of the property and ensure that it would be purposed as intended, to address food insecurity in the Griffin Heights Neighborhood and surrounding area.

Commissioner Cummings expressed her pleasure and support of the initiative.

The motion passed 12-0 (weighted: 70-0).

7. Acceptance of the Fairgrounds Market Feasibility Report and Approval of Funding for Master Planning Services

Ben Pingree introduced the item stating that the report included the current use and site potential. He also recognized HDR Engineering, who completed the study, and noted that staff presentation included a master plan to continue the analysis of what could be at the fairgrounds site, within existing budget.

Commissioner Proctor moved, seconded by Commissioner Richardson, to approve option 1.

Option 1: Accept the Market Feasibility Assessment and Alternative Site Analysis Report and allocate \$200,000 from the Blueprint Reserve Account for Master Plan services for the Fairgrounds Project.

Autumn Calder provided a brief presentation on the Market Feasibility Report including the strong role of the Fairgrounds in the local economy that could yield additional growth with targeted improvements. Fair activities could be accommodated on approximately half of the leased acreage, which created opportunity to redevelop a portion of the site, possibly for residential uses. Those opportunities would be evaluated further during the master planning services.

Pam Yonkin, an Economist and the Fairgrounds Project Manager for HDR Engineering provided a brief presentation on the goals of the study and key findings of the site analysis and economic impact study.

Pam Yonkin stated that the relocation evaluation did not support moving the Fairgrounds based on costs and findings of alternative site analysis. Replacement of existing facilities would be approximately \$22.8 million, with a total relocation cost estimated at \$25-30 million. Opportunity existed through the Master Plan process, to consolidate operations, improve economic opportunities, and redevelop portions of the existing site working within the existing \$12 million budget.

Autumn Calder stated that should the IA Board approve the motion on the floor, staff would engage the continuing services consultants to establish a contract. She estimated the Master Plan to take approximately one year, followed by design that would have the project construction ready in 2024 when Blueprint received the full funding for the project.

Commissioner Maddox commended Commissioner Proctor for his years of advocacy to advance fund the Fairgrounds projects.

Commissioner Proctor spoke to the history of the plans to the Fairgrounds and previous valuations that were closer to \$9 million as reported under Burt Hartsfield and Wendy Gray, former Property Appraiser and former Planning Director respectively.

Commissioner Proctor requested that the IA Board and staff consider all leveraging opportunities and to be proactive in seeking them out.

Commissioner Maddox requested detail on the land uses of the Fairgrounds property and if a portion of the acreage could be used for a sports complex.

Commissioner Dozier requested that the Master Plan consider the property immediately surrounding the Fairgrounds, including Cox Stadium, Jack McLean Park and Community Center, and other assets in the area as a cluster of the public spaces. Autumn Calder confirmed that the Master Planning process would include an evaluation of surrounding areas and analyze the best-supported uses of space.

Commissioner Williams-Cox encouraged the IA Board to avoid pigeonholing the land use to any particular area. She was in favor of exploring the potential of a sports complex but also food venues, hotels, and potential housing options too.

Commissioner Cummings echoed the sentiments of others, particularly the consideration of hospitality and housing for the area. Such an all-inclusive sports complex would be of great economic benefit to Southside and Tallahassee-Leon County as a whole.

Commissioner Richardson suggested a strong community engagement process with the three residential neighborhoods adjacent to the Fairgrounds stating that a sports complex could be disruptive.

The motion passed 12-0 (weighted: 70-0).

8. Authorization to Commence the Process to Obtain Bond Financing

Ben Pingree introduced the item stating that the item built on the 2018 Implementation Plan and specifically, the IA Board's approval of the budget at the September 27, 2021 Board of Director's meeting which included a bond issuance in 2022 for nine projects across Blueprint and OEV.

Citizen Comments:

David Coburn: Spoke in support of funding the Doak Campbell Stadium economic development project.

Leonard Hamilton: Spoke in support of funding the Doak Campbell Stadium economic development project.

Susan Perido: Spoke in support of funding the Doak Campbell Stadium economic development project.

Ramona Abernathy-Payne: Spoke against the Doak Campbell Stadium economic development project.

Johnny Crow: Spoke in support of Doak Campbell Stadium economic development project.

Angie Benker: Spoke against the Doak Campbell Stadium economic development project.

During Citizen Comment time, Commissioner Proctor added that the NAACP cannot take a political position due to it being a 501C3 and has not taken a political stance on any political issue.

Bob Radcliff: Spoke against the Doak Campbell Stadium economic development project.

Tiffany Hill: Spoke against the Doak Campbell Stadium economic development project.

Mike Goldstein: Spoke against the Doak Campbell Stadium economic development project.

Karen Woodall: Spoke against the Doak Campbell Stadium economic development project.

Mike Hillis: Spoke in support of funding the Doak Campbell Stadium economic development project.

Nan Hillis: Spoke in support of funding the Doak Campbell Stadium economic development project.

Dave Irvin: Spoke in support of funding the Doak Campbell Stadium economic development project.

Damon Victor: Spoke against the Doak Campbell Stadium economic development project.

Pataki Akbar: Spoke against the Doak Campbell Stadium economic development project.

NOTE 2: Commissioner Proctor then said that the NAACP is actually under a 501C4 and not a C3, so they can take a stand on a political issue.

Mike Dasher: He said that he supports the award for the stadium at FSU. He then gave his reasons why he supports it.

Robert Blackledge: He said that he is not taking a position on this topic, since he's part of a 501C3 (Non-profit) organization, so he just wanted to thank the commission for all the decisions made for the community.

Linda Miklowitz: Spoke against the Doak Campbell Stadium economic development project.

Bill Davis: Spoke against the Doak Campbell Stadium economic development project.

Tony Carballo: Spoke in support of funding the Doak Campbell Stadium economic development project.

Margaret Moore: Spoke against the Doak Campbell Stadium economic development project.

Will Crowley: Spoke against the Doak Campbell Stadium economic development project.

David Van Williams: Spoke against the Doak Campbell Stadium economic development project.

Ruth Chase: Spoke against the Doak Campbell Stadium economic development project.

Benjamin Harbove: Spoke against the Doak Campbell Stadium economic development project.

Lester Hutt: Spoke against the Doak Campbell Stadium economic development project.

Mike Brady: He said that he is in favor of giving the award to FSU mainly because FSU is efficient with its money along with other reasons he is in favor of it.

Brian Lupiani: Spoke against the Doak Campbell Stadium economic development project.

Hugh Tomlinson: Spoke in support of funding the Doak Campbell Stadium economic development project.

Two Online Citizen Speakers:

John Colter: Spoke against the Doak Campbell Stadium economic development project.

Stephen Broadway: Spoke against the Doak Campbell Stadium economic development project.

Mayor Dailey moved, seconded by Commissioner Jackson, to approve options 1, 2, 3, and 4.

Option 1: Approve budget amendment in the amount of \$400,000 to cover the initial costs, as detailed in this agenda item, of obtaining financing necessary to proceed with implementation of the Blueprint and Office of Economic Vitality project timeline and adopted Fiscal Year

2022 Operating Budget and Fiscal Year 2022 - 2026 Capital Improvement Program.

Option 2: Authorize the Agency to enter into contracts for obtaining the Agency's credit rating from two credit agencies.

Option 3: Approve budget amendment to fund Animal Service Center improvements totaling \$3.8 million through debt financing.

Option 4: Authorize the Agency to commence the process to obtain financing for projects totaling up to \$115.8 million plus associated closing costs through a competitive bond sale and to bring a Supplemental Resolution and bond offering documents back to the IA Board at the February 24, 2022 IA Board meeting, commensurate with the FY 2022 – 2026 CIP.

Commissioner Minor recognized his support of FSU, the partnership with them and local governments, and the economic impact of FSU to the community.

Commissioner Minor offered a substitute motion, seconded by Commissioner Porter, to approve Options 1-4 but to remove the \$20 million allocation and financing amount from the bond issuance.

Noting a point of order, Susan Dawson stated that under the newly revised Roberts Rules of Order, paragraph 5, section 39, the substitute motion was considered improper because it conflicted with motions previously adopted by the IA Board. The September 27, 2021 IA Board direction was to fund the Doak Campbell Stadium economic development project at \$20 million. In order to undo that action, the IA Board would need a motion to rescind or motion to amend something previously adopted.

Commissioner Minor noted the procedural barrier because he was not chosen first. Because of the motion on the floor, made by Mayor Dailey, Commissioner Minor stated that he was prohibited from having the substitute motion or a motion to rescind, since it would not take precedence over the motion on the floor. Susan Dawson confirmed.

Commissioner Matlow requested Mayor Daily consider, in the spirit of collegiality, modifying his motion to separate the FSU allocation from the rest of the bond issuance. Mayor Dailey declined, stating that he was interested in an up or down for the vote on the table. Commissioner Matlow requested that the record reflect that the Mayor declined opportunity for the IA Board to deliberate specifically on bonding the \$20 million previously allocated for FSU.

Commissioner Matlow stated that the motion contained a \$20 million bond for Doak Campbell Stadium.

Commissioner Dozier noted the more than 200 emails received in recent weeks with nearly all opposed to funding renovations at Doak Campbell Stadium.

Commissioner Dozier spoke to repeated invocations of fairness and her lone vote against funding renovations at Bragg Memorial Stadium. She stated that local government consistently fell short of enough money to fund every project and the Commissioners from both governments made hard choices on that front every week.

Lastly, Commissioner Dozier stated that she would not support the motion on the floor as long as it included funding for Doak Campbell Stadium. If the motion on the floor failed and a motion to rescind or to amend something previously adopted occurred in the current meeting she would support that and the bond. Citing Chapter 35.7 of Roberts Rules of Order, Commissioner Dozier stated her intent to offer a motion to rescind the September 27, 2021 IA Board of Directors actions regarding Doak Campbell Stadium, prior to the IA Board taking up the final bond approval, at the February 24, 2022 IA Board meeting. Commissioner Dozier stated she had done her due diligence, and that the \$20 million allocation for Doak Campbell Stadium could be removed at that time without jeopardizing any other included projects.

Commissioner Maddox requested clarification from Blueprint Legal Counsel regarding Commissioner Dozier's comment and regarding the order of motions made. Susan Dawson clarified the Roberts Rules of Order process described by Commissioner Dozier and stated that the same rules applied as with the earlier attempt at a substitute motion. The only difference would be that that, because of the advance notice of the motion, the threshold of voting would be a simple majority, rather than two-thirds. Commissioner Dozier respectfully requested to be first in queue for the bond discussion at the February 24, 2022 IA Board meeting.

Ben Pingree requested clarification of Commissioner Dozier's intent was not to rescind the current motion on the floor. The IA Board would still authorize the budget amendment and next steps in the bond. The intended motion to rescind would preserve the ability to remove funding for Doak Campbell Stadium at the ultimate time of the bond, and the related IA Board vote from September 27, 2021.

Commissioner Dozier stated that the pending vote was on the structure of the bond; she did not include it or the December 9, 2021 vote in her stated intention. Therefore, should the motion on the floor pass, staff would prepare the final bond documents and related agenda item for final IA Board approval at the February 24, 2021 IA Board meeting. At that time, prior to any discussion on the item, she would move to rescind the September 27, 2021 vote.

Commissioner Welch acknowledged the numerous emails received and the speakers present and stated that he could not support the motion on the floor because allocating \$20 million to FSU was poor policy.

Commissioner Welch stated that unlike FAMU, FSU Athletics were not in jeopardy of not having a football season.

Commissioner Cummings stated that she struggled to understand why the issue was so divisive.

Commissioner Proctor concurred with Commissioner Cumming's comments and requested further clarification on the issue. Susan Dawson identified Policy 114, Evaluation of Non-Competitive Economic Development Project Proposal. Ms. Dawson provided an over view of the policy and the review process for project proposals. A copy of the policy is available on the OEV website.

Commissioner Proctor stated that the numbers looked good to him when reviewing the proposal from an economic development perspective

Commissioner Proctor expressed his intent to offer a motion at the February 24, 2022, IA Board of Directors meeting to consider new opportunities to plan and construct projects consistent with public demand and that were equitable and inclusive of all parts of the community. He wanted to ensure that the list complied and comported with the righteous parameters with which projects could emerge through the IA Board.

Commissioner Matlow questioned if the Convention Center project was officially removed from OEV projects. Ben Pingree stated that it had not. Commissioner Matlow stated that if the IA Board moved forward with changing the allocation to a stadium project, the Convention Center project should be removed from future consideration.

Commissioner Jackson also spoke to the social and economic challenges of residents in his district and stressed that the key out of poverty was an education. He emphasized the strong partnership and support with FSU through jobs that directly fed into property taxes and sales tax revenues.

Commissioner Porter stated that she will not be supporting this motion because community does not support this from the hundreds of emails that she has received on this motion.

Commissioner Williams-Cox asked the following question: About other projects bound to this, what do we do between now and the next meeting? (Feb. 2022) She said that she's asking because they need to have some direction on getting ready and doing what they need to do.

Mayor Dailey responded by reminding the Board of the information that was provided by staff about \$500 million of projects that they voted to move forward with an aggressive timeline of construction. He also said that all projects are on their own, individual timelines managed by Blueprint and OEV. The current nine projects are advancing toward a 2022 bond because they are closer to being ready for construction. Therefore, they weren't able to do all of the projects in the program in one bond, because they all weren't going to be ready for construction. Mayor Dailey then said that the projects listed for the 2024 would be ready on that target for activation. Mayor Dailey said that the pending vote keeps the program on target.

Commissioner Williams-Cox stated that since there's going to be a future motion to rescind some projects, what are they supposed to do between tonight and the next meeting in February 2022.

Commissioner Williams-Cox thanked the Chair and said she wants to make sure things would not be hold up with uncertainty, because the motion wasn't just relating to FSU.

Commissioner Williams-Cox called the question, seconded by Mayor Dailey.

Calling the question failed 6-6 (weighted 34-36) with Commissioners Matlow, Porter, Richardson, Dozier, Minor, and Welch dissenting.

Commissioner Dozier said that regardless to the Boards decision today, there will be another chance to rescinded motion at the February 24, 2022 IA meeting. She said that she would support rescinding the motion today, if the other Commissioners agreed. She said that by having a strategic plan, the public is on notice that there will be a motion could coming back before the Board. She asked that staff provide the budget numbers that are not in the current agenda item. Commissioner Dozier stated that the policy is very important, but the policy was voted on until after the Board took up the vote on the Doak Campbell stadium project at the September 2021 meeting.

Commissioner Maddox stated that he wants to make sure that we include those stakeholders, including the President of the NAACP and others present today are in the conversation on how we spend the remaining \$700k. If the vote passes on the \$20 million to FSU and the money coming after that can be directly used or directly correlated to address poverty & food deserts and things in those neighborhoods that need us the most with that money & improvements in those neighborhoods which have the impoverished community and people.

Commissioner Proctor agreed with Commissioner Maddox and stated that the Board can't ignore these findings, conclusions, and recommendations that Sheriff McNeil has presented. He said that it was critical, fresh data, so he would like those recommendations to be pondered as we go forward with what County Chair Maddox is asking the NAACP and other stakeholders to bring forward.

Commissioner Maddox stated that he wants to make sure that citizens are educated on what the Board can spend the sales tax money on and the process of spending the sales tax funds.

Commissioner Williams-Cox stated that she joins Commissioner Maddox on this and for the Blueprint dollars of \$280 million for infrastructure, she hopes minority businesses get in position to participate in these projects to earn some of money and that she wants people who live in these neighborhoods to benefit.

He then said he thinks there is a return on investment on the \$20 million given to FSU and he is voting in favor of the motion that the mayor makes.

The original motion passed 7-5 (weighted: 41-29) with Commissioners Matlow, Porter, Dozier, Minor, and Welch dissenting.

VI. CITIZENS TO BE HEARD

There were no other citizens to be heard.

VII. DIRECTOR DISCUSSION

Commissioner Williams-Cox asked OEV Deputy Director Darryl Jones to update the board on small business projects. Deputy Director Jones briefly went over the current, small business projects.

Commissioner Dozier asked OEV Director Paredes about making sure the strategic plan presentation would be discussed at the next board meeting. Director Paredes said it is scheduled for the February 24, 2022 meeting.

Commissioner Dozier moved, seconded by Commissioner Minor to bring back materials or documents detailing the ROI comparison or anticipated ROI on the first two years of OEV projects and the Five Year and 18 Year Operating and CIP for the OEV.

The motion passed 12-0 (weighted: 70-0).

Commissioner Matlow Commissioner Matlow said that he was disappointed that although he heard a lot conversations about the poor, low reading scores, and needs of the community, however everybody came to the conclusion that the solution was to give \$20 million dollars to a football stadium. He said that there are poor people on the south side and west side of Tallahassee that need government support.

VIII. ADJOURN

The meeting adjourned at 7:57 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting is scheduled for **February 24, 2022, at 3:00 p.m.***