



BLUEPRINT

INTERGOVERNMENTAL AGENCY

PLACE
PLANNING, LAND MANAGEMENT and COMMUNITY ENHANCEMENT

OFFICE OF
**ECONOMIC
VITALITY**

**INTERGOVERNMENTAL
AGENCY BOARD MEETING**
September 19, 2017

BOARD OF DIRECTORS MEETING

September 19, 2017

5:00 pm

City Commission Chambers

Chair: Mary Ann Lindley

Agenda

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- Blueprint Project Updates – Presentation
- OEV Project Updates – Presentation
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VI CITIZENS TO BE HEARD

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

VII ADJOURN

NEXT BOARD OF DIRECTORS MEETING: Tuesday, December 5, 2017

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 Susan Emmanuel, Public Information Officer, 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.

Informational Items/ Presentations

- CAC Chairman's Report: Chair Allen Stucks – Presentation
- Blueprint Project Updates – Presentation
- OEV Project Updates – Presentation
- Florida State University Real Estate Foundation – Presentation

#1

Approval of the June 13, 2017
Blueprint Intergovernmental
Agency Board of Directors
Meeting Minutes

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

TITLE: Approval of the June 13, 2017 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: September 19, 2017

Requested By: Blueprint & OEV Staff

Contact: Blueprint & OEV

Type of Item: Consent

STATEMENT OF ISSUE:

This Agenda Item presents the summary meeting minutes of the June 13, 2017 Blueprint Intergovernmental Agency Board of Directors (IA Board) meeting and requests the IA Board's review and approval of the minutes as presented.

Action by TCC and CAC: This item was not presented to the CAC or TCC.

OPTIONS:

Option 1: Approve the June 13, 2017 Blueprint Intergovernmental Agency Board of Directors meeting minutes.

Option 2: Do not approve the June 13, 2017 Blueprint Intergovernmental Agency Board of Directors meeting minutes.

Option 2: Board Guidance.

RECOMMENDED ACTION:

Option 1: Approve the June 13, 2017 Blueprint Intergovernmental Agency Board of Directors meeting minutes.

Attachments

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors Meeting on June 13, 2017

Blueprint Intergovernmental Agency Board of Directors Draft Meeting Minutes

Date: September 19, 2017
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes of Board of Directors Meeting on June 13, 2017

MEMBERS PRESENT

COUNTY	CITY
Commissioner Mary Ann Lindley, Chair	Commissioner Gil Ziffer
Commissioner Kristen Dozier	Mayor Andrew Gillum
Commissioner Nick Maddox	Commissioner Curtis Richardson
Commissioner Bryan Desloge	Commissioner Scott Maddox
Commissioner Bill Proctor	Commissioner Nancy Miller
Commissioner Jimbo Jackson	

MEMBERS ABSENT

COUNTY	CITY
Commissioner John Dailey	

I. AGENDA MODIFICATIONS

- Revision to Item #2: Acceptance of FY 2016 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2016 Operating Fund Balance
- Summary of the June 5, 2017, BPIA Technical Coordinating Committee meeting
- Summary of the June 8, 2017, BPIA Citizen's Advisory Committee meeting
- Supplemental information Item #6: Status Report on the Closure of the South Monroe at East Magnolia Walgreens
- Updated Resolution Item #8: Approval of Resolution Supporting Project Campus as a "Qualified Target Industry" Applicant and Targeted Business Program Application
- Modification Item #9: Approval of the Enabling Resolutions and Appointments to the Economic Vitality Leadership Council, Economic Vitality Competitiveness Committee, and Competitive Projects Cabinet
- Supplemental information Item #11: Consideration of a Proposed Prioritization Process for the Community Enhancement, Connectivity, and Quality of Life Blueprint 2020 Infrastructure Projects

II. INFORMATIONAL ITEMS/PRESENTATIONS

- Draft Fiscal Year 2018 Blueprint Intergovernmental Agency Operating Budget
 - This item was informational only
- Draft Fiscal Year 2018 Net Sales Tax Allocation Plan and 2018-2022 Capital Improvements Plan
 - This item was informational only

- Citizen's Advisory Committee (CAC) Chairman's Report, Chair Allen Stucks
 - Hugh Tomlinson, Vice Chairman, provided an overview of the CAC's meeting on June 8, 2017 which included the following:
 - Review of the Draft 2017-2018 Operating Budget and the Net Sales Tax Allocation Plan.
 - Information on A Request for a Resolution Supporting Project Campus as a "Qualified Target Industry" Applicant. CAC was excited about the prospect of Project Campus.
 - Presentation by staff on the progress of the Office of Economic Vitality and on the committee structure for the Economic Vitality Leadership Council and Economic Vitality Competitiveness Committee. The CAC approved both the structure and nominees.
 - Mr. Tomlinson exercised personal privilege to recommend that Northeast Business Association be included in the Economic Vitality Competitiveness Committee.
 - Presentation by staff on the prioritization of Community Enhancement, Connectivity, and Quality of Life Blueprint 2020 Infrastructure Projects. As well as general updates of current Blueprint projects.
- Blueprint Project Updates
 - Charles Hargraves provided a brief overview of the status of Blueprint projects that included:
 - Updates on the Capital Circle Northwest Southwest road project and information on the grand opening. Commissioner Ziffer provided congratulatory remarks.
 - Blueprint received the following awards:
 - For the Capital Cascades Trail Segment 3B and 3C, in conjunction with the City of Tallahassee's FAMU Way road project, received the Multi-functional Project of the Year Award, by the Big Bend Chapter of the American Public Works Association and the Transportation Project of the Year Award by the Florida Chapter of the American Public Works Association.
 - Capital Cascades Crossing, including the pedestrian bridge over South Monroe, received the Project of the Year Award by the Big Bend Chapter of the American Public Works Association.
 - The Tallahassee Trust for Historic Preservation gave Historic Preservation Awards to the Smokey Hollow Commemoration site and Smokey Hollow Historic American Landscapes Survey.
- Office of Economic Vitality Project Updates
 - Al Latimer provided a brief overview of the status of the Office of Economic Vitality projects that included:
 - Early data from the Research and Business Analytics Unit for the 3rd quarter report, due out in July 2017, indicated 5,850 new jobs, 4% unemployment, and 3% taxable sales.

- The Engagements and Operations Unit, in conjunction with the #CapitalLoop program, had more than 25 business consultations, 35 engagement opportunities, and two project leads generated.
- The consolidated MWSBE Unit completed 24% new certifications and 26% recertifications. The contract for the Disparity Study was finalized and moving forward.
- Collaboration efforts by staff included:
 - Tallahassee International Airport to establish a Foreign Trade Zone to assist airport growth initiative and explore business development opportunities.
 - Regional engagements in the Gulf to Gadsden Freight Logistics Zone, which would strengthen intermodal connectivity and allow funding prioritization. As well as the Foreign Direct Investment Opportunity.
- Due to the efforts of the Tactical Response Team strategically addressing the closure of South Monroe-Magnolia Walgreens, 90% of the employees relocated to other stores. Furthermore, Big Bend Cares, reopening in October 2017, would provide pharmacy service to the impacted residents.
 - Commissioner Richardson spoke to the long history of businesses closing on the Southside. He stressed the need for a sense of urgency in developing a comprehensive action plan for addressing the issue. Including infrastructure improvements.
 - Commissioner Scott Maddox shared Commissioner Richardson's concerns and suggested an overall ideological discussion before involving government outreach in the free market. He cited the \$200K improvements, funded through the CRA, to the Piggly Wiggly giving that business an advantage over the Winn Dixie in the same vicinity.
- Noted that OEV was selected as one of the five host cities in the American Competitiveness Exchange Tour happening December 3-9, 2017. This is an exemplar of more than 27 countries from North and South America coming to Tallahassee to learn best practices and what works well for Tallahassee-Leon County.

III. CONSENT

ACTION TAKEN: The Consent Agenda was moved by Commissioner Desloge and seconded by Commissioner Richardson. The motion passed 9-0 with Commissioner Scott Maddox out of chamber.

1. Approval of the February 21, 2017 Board Meeting Minutes

Option #1: Approval of the February 21, 2017 Board Meeting Minutes

2. Acceptance of FY 2016 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2016 Operating Fund Balance

Option #1: Accept the FY 2016 CAFR and approve additional appropriation to the FY 2017 Budget of \$1,636,950 for transfer to the Capital Projects Fund. In addition, out of \$1,636,950 available for transfer to the Capital Projects Fund, \$50,000 be allocated to the Capital Cascades Crossing project and \$250,000 be allocated to the Capital Circle Northwest Southwest project.

3. Status Report on Blueprint Infrastructure Projects

Option #1: Approve the June 2017 Blueprint Project Updates.

4. Shade Analysis of the Capital Cascades Trail Segment 3 Playground

Option #1: Accept staff's analysis.

5. Status Report on the Operations of the Tallahassee-Leon County Office of Economic Vitality

Option #1: Accept Tallahassee-Leon County Office of Economic Vitality Status Report.

6. Status Report on the Closure of the South Monroe at East Magnolia Walgreens

Option #1: Accept the Tallahassee-Leon County Office of Economic Vitality Status Report on the closure of the South Monroe at East Magnolia Walgreens.

IV. GENERAL BUSINESS

7. Election of Intergovernmental Agency Board of Directors Vice Chair

Commissioner Ziffer nominated Commissioner Richardson. It was seconded by Commissioner Desloge.

The motion passed 9-0 with Commissioner Scott Maddox out of chamber.

8. Approval of Resolution Supporting Project Campus as a "Qualified Target Industry" (QTI) Applicant and Targeted Business Program Application

Cristina Paredes provided a brief presentation to the Board on Project Campus an advanced manufacturing company with a focus on research and development. The direct and indirect impact analysis of the project anticipated 625 new jobs with an estimated \$33.7 million in income/wages and \$129.8 million in total output. Staff anticipated an official announcement of the company in July 2017.

(Commissioner Jackson exited the meeting; Commissioner Nick Maddox joined.)

Options #1 & 2:

1. **Approve the resolution supporting Project Campus as a Qualified Target Industry applicant and the 20% required local match of up to \$168,000 over a three to five-year period.**
2. **Approve Project Campus Targeted Business Program Application in the amount of \$713,000 to be disbursed over the next ten years.**

Commissioner Ziffer moved approval of Options #1 and 2. It was seconded by Commissioner Desloge

Commissioner Proctor expressed concern that the company would relocate people to Tallahassee instead of hiring from the existing talent pool for the direct jobs at higher than average wages.

Ben Pingree stated that the process was at the current stage because of the talent that existed in the FSU/FAMU College of Engineering and other higher education institutions.

Commissioner Ziffer emphasized the importance of the wages becoming part of the local economy through daily activities of the employees and was in favor of the project.

Commissioner Lindley stated that the company was obligated to comply with the three objectives in the incentive: tax credit for hiring in urban high crime and disadvantage areas, the hiring of veterans, and a training component as well.

The motion passed 10-0.

9. Approval of the Enabling Resolutions and Appointments to the Economic Vitality Leadership Council, Economic Vitality Competitiveness Committee, and Competitive Projects Cabinet

CITIZENS TO BE HEARD ON AGENDAED ITEMS

- Ted Thomas spoke in support of the inclusion of Northeast Business Association (NEBA) on either the Economic Vitality Leadership Council (EVLC) or the Economic Vitality Competitiveness Committee (EVCC).
- Don Quarello spoke in support of inclusion of the Midtown Merchants Association on any committee that had potential impact to local business.
- Curtis Baynes expressed concern on the causal direction of the influence of economic development programs. He suggested that the financial resources be reallocated to infrastructure projects.
- Jared Willis spoke in support of the inclusion of a representative from the Downtown Business Association, the Downtown Improvement Authority or a merchant located in the Downtown district to the EECC.

Prior to approval of the slate of members to the committees, Commissioner Miller declared a potential conflict of interest in that a relative of hers was included on that list.

She requested that the Board Attorney provide guidance. In the absence of the Board's Attorney, Lew Shelly, the City Attorney, stated that there was no existing contract between KCCI and Blueprint Intergovernmental Agency nor a specific gain to the relative as a result of their position. Furthermore, KCCI operated as a 501c3 as opposed to a for-profit entity. Commissioner Miller therefore had no conflict of interest in voting in the membership list.

Due to the size of the EVCC Commissioner Desloge suggested an annual review of membership to determine effectiveness of the representation. He also noted that the meetings would be open to the public and association representatives could speak on any issue of interest.

Options #1 & 2:

- 1. Approve the enabling resolutions for the Economic Vitality Leadership Council, the Economic Vitality Competitiveness Committee, and Competitiveness Project Cabinet.**
- 2. Approve and appoint the recommended candidates to serve on the Economic Vitality Leadership Council, the Economic Vitality Competitiveness Committee, and the Competitiveness Project Cabinet.**

Commissioner Desloge moved Options #1 and 2 with an annual membership review. It was seconded by Commissioner Miller.

Commissioner Nick Maddox requested the inclusion of NEBA and the Downtown representative be included in the motion. Commissioner Desloge declined.

Mayor Gillum spoke to the need to codify the roles of each of the three bodies for clarity between each from the beginning. Furthermore, job training and support were essential to any economic strategy put forth by any of the three.

Commissioner Miller agreed with Commissioner Desloge's concerns with the size of the EVCC. However, in the event that more representatives might be added, she spoke in favor of the inclusion of a representative from the green business sector. And emphasized that necessity for an annual review.

Commissioner Dozier requested an amendment to the motion to expand the annual review process to include if the EVCC was the best approach based on the outcome of their meetings. Commissioner Desloge was fine with that in concept, not if it opened the committee to restructuring each year. Commissioner Dozier agreed.

Commissioner Dozier questioned the implication of sunshine laws given the fact that many members served jointly on other boards and committees in the community. Cristina Paredes stated that the CPC and EVLC would be governed by sunshine and the meetings would be publically noticed. The EVCC, the largest of the bodies, would be publically noticed but not held to the limits of sunshine. The EVCC would be an informational gathering body not a decision-making or advisory body.

Commissioner Ziffer spoke to the broader nature of the members experiences and personal diversity. He suggested that members would operate beyond the singular representation of their organization to do what would be best for the larger community.

Commissioner Proctor offered a substitute motion to include CONA, NEBA, and the Downtown Business Association on the EVCC. It was seconded by Commissioner Scott Maddox.

Commissioner Proctor stated that it was incumbent on staff to develop a model for the subject bodies but not the delegates. He emphasized the importance of the credentials of EVCC and that it begin as an inclusive body.

The substitute motion passed 9-1 with Commissioner Desloge casting the dissenting vote.

Commissioner Miller expressed concern with the replication and level of influence in the Blueprint process. Two organizations, NEBA and the Big Bend Chamber, each had representatives on the CAC and the EVCC. She encouraged the Board to consider that and reevaluate in the future.

Commissioner Lindley clarified that the substitute motion would replace staff recommended Option 1 from the original motion. She further requested an update from staff in one year on the progress of the committees.

Commissioner Proctor objected to both Mr. Sean Pittman and Dr. Audra Pittman serving simultaneously on the EVCC. He spoke in opposition of two members from one household and in favor of greater geographical diversity.

Commissioner Nick Maddox questioned if Option #2 with the expanded annual review process requested by Commissioners Desloge and Dozier respectively needed a motion to continue.

Ben Pingree stated that as he understood the motions, the substitute motion by Commissioner Proctor was actually an amendment to the original motion and therefore, with the vote taken earlier all aspects of the original and substitute motions passed. Commissioner Desloge concurred.

Commissioner Dozier clarified that represented organizations submitted names and that staff solicited others of which the organizations appreciated. She questioned if the Interlocal Agreement needed amending to support the addition of the three new entities. Mr. Pingree stated that the resolution allowed for that flexibility.

10. Magnolia Drive Multi-Use Trail Project (Phase 2): Request for Approval of Eminent Domain Resolution No. 2017-01 for the Acquisition of Parcel 700

Option #1: Adopt proposed Resolution No. 2017-01 authorizing acquisition by eminent domain of the Temporary Construction Easement, Parcel 700, located at

2029 Magnolia Drive, which is described more accurately in Exhibit “A” attached to the Resolution.

Commissioner Ziffer moved approval of Option #1. It was seconded by Commissioner Richardson

Charles Hargraves read the resolution into the record.

The motion passed 9-0 with Mayor Gillum out of Chamber.

11. Consideration of a Proposed Prioritization Process for the Community Enhancement, Connectivity, and Quality of Life (CCQ) Blueprint 2020 Infrastructure Projects

Autumn Calder gave a brief presentation to the Board on the 2020 sale tax projects and the proposed process to prioritize the remaining eleven that included the reevaluation of criteria for prioritizing the CCQ projects.

Commissioner Dozier clarified that the Board would rank the projects at the September 19, 2017 IA meeting, however the rankings would not be ‘set in stone’ based on unknowable variables such as leveraging opportunities. Ms. Calder concurred.

CITIZENS TO BE HEARD ON ACTION ITEMS A AND B

- Bill Wilson spoke in support of the prioritization of the Orange Avenue Placemaking project based on its compliance with the criteria of water quality improvement, transportation enhancement, expanded parks, and economic development.
- Mary Catherine Lawler spoke in support of the prioritization of the Market Street Placemaking project for the water quality and roadway improvements as well as the proposed park.
- Don Quarello spoke in support of the prioritization of the Midtown Placemaking project and outlined hardscape improvements that support the multimodal quality of the district.

Commissioner Dozier moved approval of Option #1, Action Items A and B. It was seconded by Commissioner Desloge.

Option #1: Approve Action Items A-C

Action Item A: Approve the “Blueprint Promise” criteria for prioritizing the eleven Community Enhancement, Connectivity, and Quality of Life projects and present the results at the September 19, 2017 IA Board meeting.

Action Item B: Direct Blueprint staff to retain the Florida State University Center for Economic Forecasting and Analysis (CEFA) to determine the local economic impact of the remaining 11 CCQ projects and incorporate the findings into the prioritization process as applicable. Funding for this analysis will come from the \$300,000 Sales Tax Extension

project and be paid back to the project during the FY 2018 Budget process. After the receipt of the 2020 sales tax funds, this amount will be paid back to the Blueprint 2000 capital project fund.

Commissioner Dozier spoke to the inclusion of the collaboration with partner organizations in support of the ranking process as well as leveraging. Ben Pingree concurred stating that the comment was well received by staff.

Commissioner Richardson spoke to the flexibility of moving projects as necessary. As well as government's role in incentivizing economic development issues.

The motion passed 10-0.

Ms. Calder concluded her presentation with Alternative Sewer Solutions Study and the relationship between it and the larger \$85-million Water Quality project that would be implemented by the City and County.

Commissioner Proctor spoke in opposition to paying for another study without a timeline in place as well.

In light of a declining quorum, **Commissioner Nick Maddox moved approval of Option #1, Action Item C. It was seconded by Commissioner Ziffer.**

Option #1: Approve Action Item C

Action Item C: Direct staff to proceed with advance funding the Comprehensive Wastewater Treatment Facilities Plan, a subproject of the Study, at an amount not to exceed \$500,000, to be implemented by Leon County Public Works in coordination with public and private utilities. The Plan will be funded utilizing unencumbered funds from the Northwest Florida Water Management District (NFWMD) sensitive lands acquisition project and paid back to the Blueprint 2000 program after 2020 revenues have been received.

CITIZENS TO BE HEARD ON ACTION ITEM C

- Debbie Lightsey spoke in favor of the Comprehensive Wastewater Treatment Facilities Plan. She requested that it include all septic tanks in Leon County and that the RFP give equal consideration to all available nitrate removal technologies and systems. She provided the names of supporting boards, committees, and individuals.
- Pamela Hall spoke to the treatment plan, not another study, to reduce nitrogen and encourage development in targeted areas. She requested that staff consider using the BMAP Septic Tank Committee as a resource as well as public and private experts. The group would meet again in August 2017; staff could report back to the IA at the September 2017 Board meeting.
- Ann Bidlingmaier spoke in favor of Action Item C as an engineering effort.

- Curtis Baynes spoke to the bigger picture issues and policy on infrastructure in Tallahassee and Leon County. He suggested the creation of an independent, regional tax district to address water quality.

The motion passed 8-0.

12. Status Report on the Northeast Gateway: Welaunee Boulevard and Authorization for the Intergovernmental Management Committee to Execute the Dove Pond Regional Stormwater Facility Joint Partnership Agreement

Option #1: Authorize the Intergovernmental Management Committee to execute the draft Blueprint Intergovernmental Agency – Canopy Community Development District Joint Project Agreement Dove Pond Regional Stormwater Facility on behalf of the Blueprint Intergovernmental Agency Board of Directors as substantially set forth in Attachment #1.

Commissioner Nick Maddox moved approval of Option #1. It was seconded by Commissioner Proctor.

The motion passed 8-0.

V. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; with no discussion by the Board.

- Mickey Britt spoke on the national debt.

VI. ADJOURN

The meeting adjourned at 6:18 p.m.

Next Board Meeting:

Tuesday, September 19, 2017 at 5:00 p.m.

#2

Proposed 2018 Meeting
Schedule for Blueprint
Intergovernmental Agency
Board and Citizen Advisory
Committees and Technical
Assistance Committees

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

TITLE: Proposed 2018 Meeting Schedule for Blueprint Intergovernmental Agency Board of Directors, Citizen Advisory Committees, and Technical Assistance Committees

Date: September 19, 2017

Requested By: Blueprint and OEV Staff

Contact: Blueprint and OEV

Type of Item: Consent

STATEMENT OF ISSUE:

This Agenda Item lists the proposed 2018 meeting dates for the Blueprint Intergovernmental Agency Board of Directors, Citizen Advisory Committees, and Technical Assistance Committees.

SUPPLEMENTAL INFORMATION:

Blueprint Intergovernmental Agency Board (Tallahassee City Commission Chambers)

- Thursday, March 1, 2018, from 3:00-5:00 PM
- Thursday, June 21, 2018, from 3:00-5:00 PM
- Thursday, September 20, 2018, from 5:00-8:00 PM
(FY 2018 Budget Public Hearing at 5:30 pm)
- Thursday, December 13, 2018, from 3:00-5:00 PM

Blueprint Technical Coordinating Committee (Blueprint Conference Room, from 1:00 to 3:00 pm)

*adjusted for holiday

- Monday, February 12, 2018
- Monday, April 16, 2018
- Monday, June 4, 2018
- Tuesday, September 4, 2018*
- Monday, November 26, 2018

Blueprint Citizens Advisory Committee (Blueprint Conference Room, from 4:30 to 6:30 pm)

- Thursday, February 15, 2018
- Thursday, April 19, 2018
- Thursday, June 7, 2018
- Thursday, September 6, 2018
- Thursday, November 29, 2018

Economic Vitality Leadership Council (Blueprint Conference Room, from 11:30 to 1:30 pm)

- Thursday, January 18, 2018
- Thursday, April 19, 2018
- Thursday, July 12, 2018
- Thursday, October 11, 2018

Economic Vitality Competitiveness Committee (Location TBD, from 11:30 to 1:30 pm)

- Thursday, February 1, 2018
- Thursday, May 3, 2018
- Thursday, August 2, 2018
- Thursday, November 1, 2018

MWSBE Citizen's Advisory Committee (Blueprint Conference Room, from 11:30 to 1:30 pm)

- Thursday, March 13, 2018
- Thursday, June 12, 2018
- Thursday, September 11, 2018
- Thursday, December 11, 2018

Action by TCC and CAC: This item was presented to the TCC and the CAC at their September 5, 2017 and September 7, 2017 meetings, respectively. The CAC recommended approval of Option 1, consistent with staff's recommendation. The TCC concurred with staff's recommendation.

OPTIONS:

Option 1: Approve the proposed 2018 Meeting Schedule for the Blueprint Intergovernmental Agency Board of Directors, Citizen Advisory Committees, and Technical Assistance Committees.

Option 2: Board Guidance.

RECOMMENDED ACTION:

Option 1: Approve the proposed 2018 Meeting Schedule for the Blueprint Intergovernmental Agency Board of Directors, Citizen Advisory Committees, and Technical Assistance Committees.

#3

Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects

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

TITLE: Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects

Date: September 19, 2017

Requested By: Blueprint Staff

Contact: Blueprint

Type of Item: Consent

STATEMENT OF ISSUE:

This item provides an update on active Blueprint Intergovernmental Agency (Blueprint) projects.

SUPPLEMENTAL INFORMATION:

Projects Under Construction

Cascades Park

- Imagination Fountain – Staff is working with vendors to install an electrical surge protection system. It is anticipated that this work will be complete before the end of the year.
- Smokey Hollow Barbershop & Drainage Improvement Project – Construction activities related to the placement of the Smokey Hollow Barbershop and drainage improvements within the park are scheduled to begin construction by September 5, 2017 with an estimated completion date of November 5, 2017.

FAMU Way Extension/Capital Cascade Trail Segments 3B and 3C and 3D-A (Adams St. to Gamble Street)

- Blueprint is moving forward with the FEMA Letter of Map Revision to revise the 100-year floodplain in the area from Leon High School to the Coal Chute Pond outfall. The draft will be provided to City Stormwater for review by October 2017. Blueprint anticipates transmittal to FEMA in December 2017 and expects to have revised floodplain maps approved in late 2018 or early 2019.
- Construction on Segment 3D-A (Pinellas to Gamble) started on April 3, 2017 with an estimated completion near the end of 2018.

Franklin Boulevard

- Blueprint and Leon County staff are continuing to work with the designers, contractor, and CEI Team to implement corrective actions related to depressions that occurred in the road surface. A full update will be provided as soon as available.

Capital Circle Northwest/Southwest (Tennessee St. to Orange Avenue)

- The project was substantially completed in August with all six lanes of traffic, sidewalks, multi-use trails, and recreational spaces open to the public.
- Blueprint, the designers, CEI, contractor, and FL Department of Transportation (FDOT) are working on project closeout.

Projects Under Design

Cascades Park

- Capital City Amphitheater Weatherization - Blueprint is supporting Leon County Tourism in the completion of this project. Conceptual design options have been developed, and Blueprint continues to coordinate with all partners, including Leon County Tourism and City of Tallahassee Parks Recreation and Neighborhood Affairs, regarding options for weatherizing the Amphitheater. Leon County Department of Tourism Development will be forwarding an option for weatherizing the front of the stage and improving drainage in the back to the Leon County Board of County Commissioners in September.

Magnolia Drive (S. Adams St. to Apalachee Parkway) Multiuse Trail

- In coordination with Leon County, Blueprint is currently evaluating the Magnolia Drive corridor and existing plans for the multiuse trail between Apalachee Parkway and Monroe Street. Staff anticipates meeting with the stakeholders to receive additional input, and will present an update to the IA Board at their December meeting.
- **South Monroe to South Adams** – This segment is currently under construction in coordination with Big Bend Cares (BBC). BBC's contractor is constructing this segment with an expected completion date of fall 2017. The typical section for this segment is included as Attachment #1.

Capital Cascades Trail – Segment 3

- **Segment 3D** (Gamble Street to Lake Bradford Road) – Right-of-way acquisition is underway.
- **Capital Cascades Trail Segment 3D Regional Stormwater Management Facility (SWMF)** - The design scenarios for the SWMF include an in-line option and an off-line (bypass) option. The design consultants have developed an evaluation matrix to facilitate the decision making. The Stormwater Working Group (SWWG) will convene in early September 2017 to review the options, analyze the evaluation matrix and provide technical feedback. The matrix includes flood compensation, storage capacity, facility maintenance, water quality, and construction cost. The community criteria includes aesthetics, construction cost and amenities. Upon receiving feedback from the SWWG,

Blueprint will schedule a special TCC meeting in October to review and comment before completing the final design.

Capital Circle Southwest (Crawfordville Road to Orange Avenue)

- **Design** – FDOT has completed 60% construction plans and has begun development of 90% construction plans.
- **Right-of-Way** – Acquisition of right-of-way required along the project corridor from Orange Avenue to Springhill Road has begun with Blueprint acquiring property on behalf of FDOT.
- **Funding** – The approved FDOT Five-Year Work Program includes funding for right-of-way acquisition and construction of both segments of Capital Circle Southwest (Crawfordville Highway to Springhill Road and Springhill Road to Orange Avenue).

Woodville Highway (Southside Gateway)

- **Design** - FDOT is leading the design and has reached 100% plans stage for Woodville Highway from Paul Russell Road to Capital Circle Southeast.
- **Right-of-Way** - Right-of-way acquisition is underway and is expected to continue through FY2020.
- **Landscaping** – Will be let as a separate project and coordinated by FDOT. Blueprint will review to ensure the goals of the sales tax project are met.

Projects in Planning or Preliminary Design

Capital Cascades Trail - Segment 3

- History Kiosk Project content development underway.

Cascades Trail Segment 4 (Gamble Street to Lake Henrietta)

- The Expanded Consolidated XP-SWMM Model is being finalized in coordination with City and County Stormwater departments. The unified model includes the St. Augustine Branch and Central Drainage Ditch from Leon High School to Lake Henrietta and will be used to evaluate conceptual alternatives before advancing to design and permitting.
- Upon completion of 3D Stormwater Management Facility design, Blueprint will begin to evaluate and re-conceptualize the master plan concept for Segment 4.

Southwest Area Transportation Plan

- Blueprint is working in close partnership with the CRTPA to create a vision for southwest Tallahassee that is consistent with local priorities, plans, and future projects and provides a guide for implementing safe and efficient transportation facilities.
- The RFQ was advertised May 2017 and the project was awarded to the consultant team in June.
- Blueprint, CRTPA, and the Consultant are finalizing scope of services and it is anticipated work will begin late fall 2017.

Northeast Gateway (Welaunee Boulevard)

- As a result of Board action at the February 2016 and September 2016 meetings, \$6.7 million dollars has been approved for the PD&E Study and the design of Phase 1 of the Northeast Gateway project and local government share of the Dove Pond Stormwater Facility,
- The Dove Pond Stormwater Management Facility JPA has been executed. Blueprint will move forward in FY 2018 with scope development and procurement of PD&E services for the Northeast Gateway (Welaunee Boulevard).

Alternative Sewer Solutions Study

- Consistent with direction provided by the IA Board at the June 2017 meeting, Leon County is managing the Comprehensive Wastewater Treatment Facilities (CWTF) Plan implementation.
- As presented to the IA Board, CWTF Plan will be coordinated with public and private utilities. Leon County staff will be presenting the draft scope with the Basin Management Action Plan (BMAP) Onsite Treatment and Disposal System (OSTDS) at their September 12 meeting.

Debbie Lightsey Nature Park Concept Development

- Conceptual design for park was presented to, and approved by, the Board at the June 20, 2016 meeting
- RFQ for design is anticipated to be released late 2017.

Action by TCC and CAC: This item was presented to the TCC and the CAC at their September 5, 2017 and September 7, 2017 meetings, respectively. The CAC recommended approval of Option 1, consistent with staff's recommendation. The TCC concurred with staff's recommendation.

OPTIONS:

- Option 1: Accept the September 2017 status report on the Blueprint infrastructure projects.
- Option 2: Do not accept the September 2017 status report on the Blueprint infrastructure projects.
- Option 3: Board direction.

RECOMMENDED ACTION:

- Option 1: Accept the September 2017 status report on the Blueprint infrastructure projects.

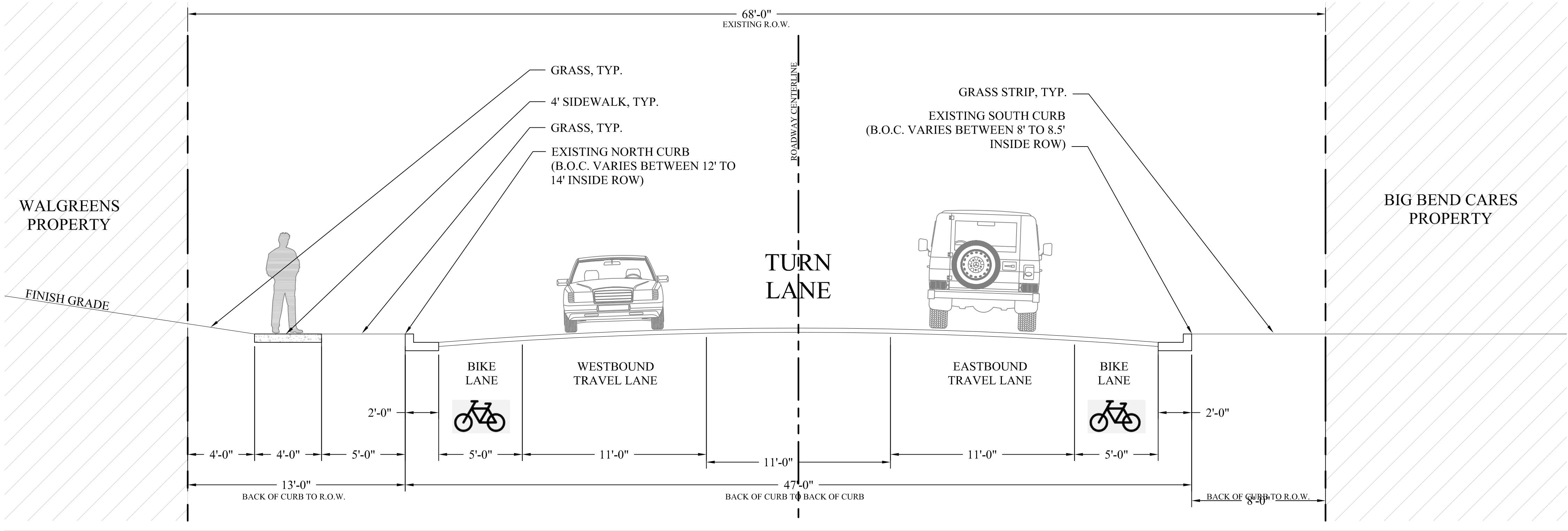
Attachments:

1. Magnolia Drive Multiuse Trail: Typical section for South Monroe Street to South Adams Street segment

Corridor Section - Looking East

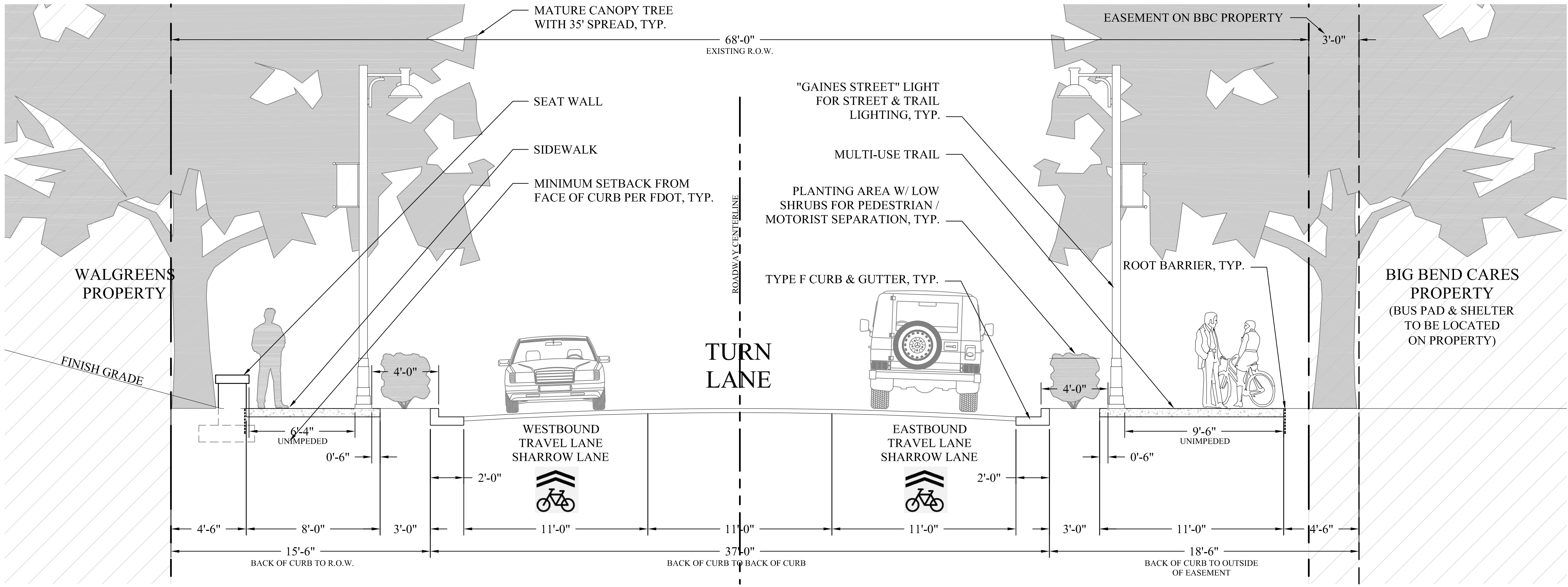
June 2016

MAGNOLIA TRAIL PHASE 6

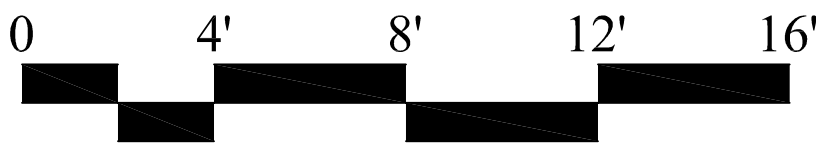


HATCHED AREA REPRESENTS PRIVATE PROPERTY

EXISTING CONDITIONS SECTION



- NOTES
1. SEAT WALLS SHALL BE LOCATED BETWEEN STREET TREES ALONG NORTH EDGE OF CORRIDOR.
 2. STREET LIGHTS AND STREET TREES SHALL BE OFFSET TO AVOID CONFLICTS.



SCALE: 1/4" = 1'-0"

APPROVED TYPICAL SECTION



DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



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#4

**Approval to Extend the General
Engineering Consulting Contract**

Blueprint Intergovernmental Agency Board of Directors Agenda Item

TITLE: Approval to Extend General Engineering Consultant Contract

Date: September 19, 2017

Requested By: Blueprint Staff

Contact: Blueprint

Type of Item: Consent

STATEMENT OF ISSUE:

The General Engineering Consultant (GEC) Agreement between Blueprint Intergovernmental Agency (Agency) and Michael Baker International (formerly the LPA Group, Inc.) will expire on February 27, 2018. This item requests approval to extend the current GEC agreement for one year through February 27, 2019.

SUPPLEMENTAL INFORMATION:

The use of a GEC for project management has been a successful component of the Blueprint program and has allowed the Agency to more efficiently plan, design, and build the Blueprint 2000 infrastructure projects. The flexibility of the GEC structure allows the Agency to be responsive in addressing the different needs and nuances of individual projects which has allowed the Agency to efficiently serve the community by matching consultant expertise to project requirements.

Blueprint is in the process of completing numerous Blueprint 2000 projects (Capital Circle Northwest/Southwest, Cascades Trail Segments 3 and 4, Cascades Park, and Magnolia Multi Use Trail) while simultaneously preparing for the 2020 program. Specifically, there is a current need to focus on implementing the 2020 projects that have been initiated by the IA Board. These include the Northeast Gateway/Welaunee Boulevard, several greenways projects, the Southwest Area Transportation Plan, and Capital Circle Southwest right-of-way acquisition. A coordinated process will be utilized to initiate the 2020 program, and this will require a combination of GEC and Blueprint staff.

The Agency requests the GEC agreement be extended for a one-year period through February 27, 2019 to allow uninterrupted progress to continue on these projects. The proposal to extend the GEC contract has been reflected in the proposed FY 2018 Blueprint Operating Budget (Item #14), which includes a 14.5% reduction in the overall GEC budget.

Retaining the GEC for an additional year will:

- Ensure the continuity of the projects without the disruption caused by project managers and sub-consultants' change;
- Eliminate the costly need of over lapping of GEC consultant personnel; and
- Maintain the historical knowledge of projects which may be lost with the change of consultants.

General Engineering Consultant Contract

The initial five-year term of the Agreement between Blueprint 2000 Michael Baker International (formerly the LPA Group, Inc.) expired February 27, 2009 and was extended for five years through 2014. Since that time, the Agreement has been renewed on an annual basis with the current extension set to expire on February 27, 2018. According to the Agreement, "the decision to renew will consider: periodic review, approval and satisfaction with the Consultant's performance." Over the past twelve years, the GEC has performed in a professional manner to the satisfaction of Blueprint staff. As part of the five to ten-year implementation plan which will be brought back to the IA Board at their first meeting in 2018, Blueprint staff will provide a more detailed discussion about options for integrating the GEC into the Blueprint 2020 program. This implementation plan will also provide options for the IA Board to consider including re-bidding the GEC contract in preparation for the next phase of the Blueprint program.

Action by TCC and CAC: This item was not presented to the TCC or the CAC.

OPTIONS:

- Option 1: Approve an extension of Michael Baker International's contract with the Blueprint Intergovernmental Agency for an additional one-year period.
- Option 2: Issue a Request for Qualifications for a new GEC.

RECOMMENDED ACTION:

- Option 1: Approve an extension of Michael Baker International's contract with the Blueprint Intergovernmental Agency for an additional one-year period

#5

Acceptance of the Status Report
on the Operations of the
Tallahassee-Leon County Office
of Economic Vitality

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

TITLE: Status Report on the Operations of the Tallahassee-Leon County Office of Economic Vitality

Date: September 19, 2017

Requested By: OEV Staff

Contact: Office Economic Vitality

Type of Item: Consent

STATEMENT OF ISSUE:

This agenda item provides the Intergovernmental Agency (“the Board”) with a status report on the operations of the Tallahassee-Leon County Office of Economic Vitality (OEV) and provides an overview of Engagement and Operations, Research and Business Analytics, and Minority Women and Small Business Programs. Attachment #1 is the August 2017 Stakeholder Bulletin which provides a high level account of OEV’s operations and engagement activities and is distributed to stakeholders and partners.

STRATEGIC PLAN:

The status report on the operations of OEV directly supports all four goals of the Economic Development Strategic Plan:

1. Implement a new collaborative economic development program of work.
2. Better promote the area as a business generator.
3. Better identify, understand and align all available assets.
4. Responsibly allocate resources to achieve today’s goals and refine the foundation for future growth.

SUPPLEMENTAL INFORMATION:

Background

This agenda item provides the Board with a quarterly status report on the activities of OEV’s operations and activities since June 13, 2017. This item is organized to serve as an update of each of OEV’s three divisions: Engagement and Operations, Research and Business Analytics and Minority Women and Small Business Enterprises. It should be noted that staff continues to research and track industry standards and best practices and listen to the needs of our existing businesses in order to best position Tallahassee – Leon County as Florida’s Capital for Business.

Engagement and Operations

The economic development ecosystem model being implemented by OEV ensures accountability, transparency, and citizen engagement. It also provides and professional management of economic development projects, programs, and initiatives while simultaneously coordinating with our community's economic development partners. This section highlights OEV's accomplishments over the past four months.

Active Project Status Report

Staff continues to actively respond to companies seeking to retain, expand or establish their presence in Tallahassee-Leon County. Currently, staff is working on 15 active projects, all of which are receiving customized care. The projects represent companies in light manufacturing (42%), biotech (17%), consumer services (17%), tech (8%), medical services (8%), and advertising (8%). It is important to note that beyond introducing new job opportunities for citizens of Tallahassee-Leon County, new and expanding industries introduce a diversity of ideas and approaches that enhance our local ecosystem. In order to secure increased economic vitality outcomes and a strong return on investment, staff continuously researches and tracks industry standards and best practices for economic development organizations. Metrics like those in the chart to the right directly align with the Strategic Plan (A.1.d.3) to create a customer-centric approach as well as generate a more efficient process for the client and staff to determine a company's eligibility to participate in programs that may affect their decision to remain, expand, or locate their business operation in Tallahassee-Leon County.

To ensure a continuum of care beyond a formal announcement, staff remain engaged with each company and provide assistance as needed. Assistance is required for multi-year incentive programs, like the Targeted Business Program and Qualified Target Industry Tax Refund Program, which require OEV support for up to 10 years, depending on the company's performance. In addition, staff assist with ribbon-cuttings, and are sure to attend events designed to celebrate company milestones, like grand openings. Demonstrating OEV's commitment to these companies' success encourages a pro-business environment in Tallahassee-Leon County.



CapitalLOOP

Since its launch on March 1, CapitalLOOP, OEV's formal business retention and expansion program, has already met its year-end goal of engaging with 50 businesses through face-to-face consultations. These consultations have allowed OEV to identify trending issues, leverage opportunities, and formulate solutions to challenges companies are facing with the support of community economic ecosystem partners. CapitalLOOP visits allow for gathering business intelligence, analyzing the information collected during site visits to perform a community evaluation, and utilizing the information collected to perform location marketing.

MWSBE is also an active participant in CapitalLOOP and engages businesses through their many site visits and certification assistance efforts. As discussed and identified in the Economic Development Strategic Plan, companies that participate in comprehensive outreach programs with economic development organizations are statistically more likely to grow and expand. Staff continues to engage business leaders through CapitalLOOP, and has set a new and increased goal of meeting with 75 businesses by the end of 2017.

CapitalLOOP Success:

A local company requested expedited permitting assistance from OEV to seize upon a time-sensitive expansion opportunity. Due to the proven structure of the Department of PLACE, staff was able to work with associates in the Tallahassee-Leon County Planning Department to gain permitting approvals within 48 hours.

Americas Competitiveness Exchange

Staff continues to develop and coordinate the Tallahassee-Leon County portion of the 8th Americas Competitiveness Exchange (ACE 8). The tour will showcase the economic competitiveness of the North-Central Florida region. Approximately 70 high-level authorities from around the globe, including decision-makers and policy-makers, are expected to attend. Staff continues to work closely with partners in Gainesville, Orlando, St. Augustine, and the Space Coast to refine an itinerary of events that will highlight each community's innovative approach to economic development. The Tallahassee-Leon County agenda focus is on world-class research; public-private investment in infrastructure, placemaking, and sustainability; minorities and entrepreneurship; and the creative economy. Staff will provide updates as the application process opens and delegates from participating countries are selected.

ACE attendees will spend approximately 24 hours in Tallahassee-Leon County, from Thursday, December 8 through Friday, December 9. A robust schedule of activities is being created which exposes participants to impressive facilities, celebrated leaders and entrepreneurs, and the many benefits of public-private partnerships. In particular, attendees will engage in a peer-to-peer session with leaders in the entrepreneurial ecosystem, and tour the National High Magnetic Field Laboratory, Danfoss Turbocor Compressors, and Cascades Park. At each stop, collaborators and experts at the local level through the federal level will be engaged to provide a well-rounded and premier experience. Throughout the fall, staff will continue working with federal and North-Central

Florida partners to refine the itinerary. For more information about the ACE itinerary, please see Attachment #2.

The Florida tour has already garnered much interest. In mid-August, the official application to participate in ACE 8 was made available. North-Central Florida organizers were notified that demand to participate in this tour is the highest yet of all ACE tours, and that, for the first time ever, there may be a participant from Africa. Given the high-profile nature of ACE tours, and the demand to participate in ACE 8, staff is working closely with federal organizers to ensure participant safety and security. To that end, a security detail and designated press bus will accompany the group at all times. Partners at Visit Tallahassee worked in cooperation with staff to ensure appropriate lodging was made available for this group. Throughout the fall, staff will continue engaging partners across all levels of government and in the private sector to facilitate a rewarding experience for all.



Florida Job Growth Grant Fund

On July 12, 2017, Governor Rick Scott announced that Enterprise Florida (EFI) and the Florida Department of Economic Opportunity (DEO) are accepting economic development project proposals for the new \$85 million Florida Job Growth Grant Fund. Economic development projects that enhance community infrastructure or develop workforce training programs are eligible to receive funding. Funding for this program was appropriated by the Florida Legislature during the special session this June. In its first year, the Florida Job Growth Grant Fund will provide \$85 million for public infrastructure and job training projects that support growth and employment in Florida's diverse industries. Public infrastructure projects can include transportation and utilities needed to support economic development. Workforce training projects will provide Floridians with transferable, sustainable workforce skills applicable to many employers.

Project proposals can come from: local governments, community colleges, technical centers, DEO, Enterprise Florida (EFI), and the Florida Department of Transportation. The evaluation process will begin with DEO and EFI making project recommendations to the Governor who will then approve projects for funding based on local and regional needs. It is important to note that there has not been a deadline posted on these applications and that DEO and EFI are encouraging entities to submit applications as soon as possible.

In August, staff hosted a meeting including the City of Tallahassee, Leon County, and Blueprint to discuss submittals for the Florida Job Growth Grant Fund, specifically relating to infrastructure projects. To that end, staff will host a Blueprint Technical Advisory Committee meeting (comprised of Blueprint, City and County staff) to discuss the Florida Job Growth Grant Fund. The application is expected to include two seminal components which not only address immediate needs, but also provide capacity for continued major growth in Innovation Park. Presently, and as a result of Florida State University's (FSU)

and Florida A&M University's (FAMU) ongoing investment in Innovation Park, there is an immediate need to relocate the two-lane Paul Dirac Drive. The opportunity to relocate the road approximately 500 feet west of its current location affords several important benefits. First, a new, widened roadway will accommodate traffic during peak hours. The opportunity to create this new gateway also affords the opportunity to accommodate foot and bicycle pedestrian traffic with designated crossing lanes. In addition, relocating the road to a parcel of land that is unable to accommodate a larger facility allows the current roadway, which lies on valuable developable land, to be used to facilitate more of a campus environment, a goal which is important to Innovation Park and the Leon County Research and Development Authority (LCRDA).

The application would also include a master plan for increased storm water capacity. Presently, storm water capacity is unavailable, which is problematic for future development. As FSU, FAMU, and LCRDA continue to explore opportunities with the public and private sector that support the research and development community, available storm water capacity is essential. The opportunity to fund a master plan for storm water helps eliminate some of the risk organizations face when considering expansion or relocation options, which helps promote economic vitality in the area. The ability to provide this infrastructure demonstrates the State of Florida's and Tallahassee-Leon County's commitment to providing a welcome environment for organizational growth and opportunity. Staff will continue working with internal and external partners to develop an application and seek ratification from the Board at its December meeting.

Communications and Engagement

Staff continues to promote OEV's identity; leverage public awareness, engagement, and participation; build positive relationships with the media; and partner with local businesses and ecosystem partners to foster collaborative relationships through its marketing efforts.

Stakeholder Bulletin

The Stakeholder Bulletin promotes milestones and achievements as well as serves as an accountability measure toward attainment of community-identified economic goals. The Stakeholder Bulletin is a part of a broader effort to excite and inspire stakeholders to champion economic development efforts in Tallahassee – Leon County. The second quarterly edition features OEV's recent social media launch (discussed in more detail below), updated project information, and statistics demonstrating the value of CapitalLOOP and the impact of other OEV programs. A copy of the second quarterly Stakeholder Bulletin can be found in Attachment #1.

Social Media

This summer, OEV launched its social media accounts and blog platform. Since then, staff has posted weekly updates on twitter and Facebook to promote OEV programs, engagement opportunities, business outreach, MWSBE certification and training opportunities, and breaking partner news. Social media outlets are also used to drive readers to the OEV website to read blog posts, access information driving

#GetintheLOOP

Breaking news, industry trends,
engagement opportunities,
and reasons why you should
choose #FLCapital4Biz.



@OEVforBusiness



@OEVforBusiness

community competitiveness, and learn how OEV serves as a front door for business solutions.

As an extension of OEV's CapitalLOOP initiative, staff launched an exciting campaign that encourages business leaders to drive the message of why Florida's Capital is the ideal location to operate a business. This interactive campaign went through a soft launch with the Economic Vitality Leadership Council and gained momentum at the recent



Annual Community Conference hosted by Greater Tallahassee Chamber of Commerce. Here's how it works: Business leaders are handed blank signs that read "I choose #FLCapital4Biz because _____" and are asked to complete the sentence. They are then photographed with their signs, which have been used to produce videos and across social media platforms to promote a pro-business message for Tallahassee-Leon County. As OEV continues its CapitalLOOP initiative, company leaders will be asked to do the same. This exercise allows business leaders to drive the message that Tallahassee-Leon County is truly Florida's Capital for Business. Two videos have been produced to highlight the messages

being promoted by business leaders and can be viewed at <https://www.youtube.com/channel/UCZ226lix15b0RfVqYWapqMQ>.

Monthly Newsletters

OEV's monthly newsletters provide readers with the latest information on the local economy, breaking OEV news, entrepreneurial opportunities, and other updates that keep stakeholders engaged and informed. To date, the subscriber list has grown to include more than 900 contacts. A copy of the August 2017 monthly newsletter is attached (Attachment #3).

Presentations

To continue communicating the importance of economic vitality to our community, staff has engaged in several presentations and speaking events. OEV staff recently presented on a joint panel with Blueprint and Planning, in an informative breakout session about the positive impact of investing in the community, at the 2017 Greater Tallahassee Chamber of Commerce Annual Conference. Staff also facilitated the first TCC Spark! Entrepreneur's Forum, which focused on how Tallahassee – Leon County can grow as an entrepreneurial community. Additionally, staff has given four presentations to the Greater Tallahassee Chamber's Leads groups and continues to pursue opportunities to engage with all Leads groups. Next quarter, staff will continue to engage with community and business partners through presentations, participation on panels, and other engagement activities to promote OEV as the community's central resource for economic vitality.

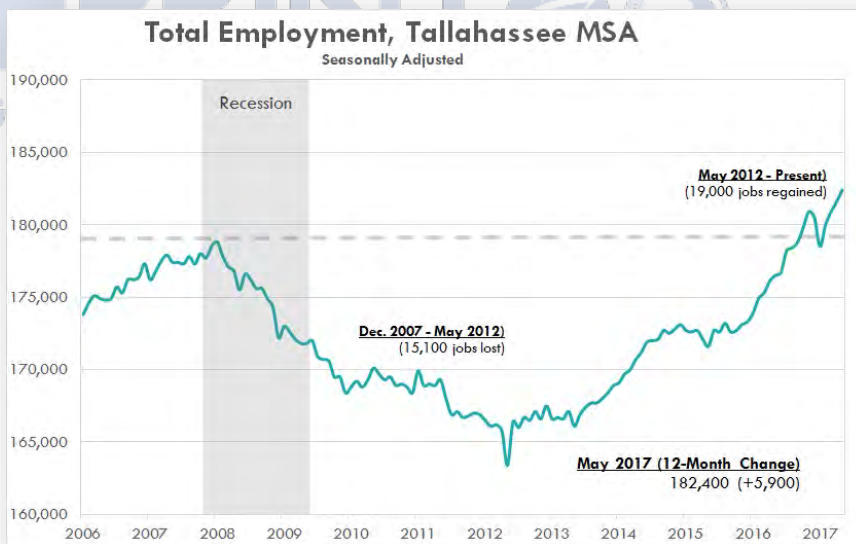
Research & Business Analytics

Research & Business Analytics monitors key economic metrics and current economic trends and conditions important to the local economy. The division produces the community Data Digest, which is replicated in the Data Center with interactive visualization features, the Major Ongoing & Proposed Developments Report, as well as other publications and specialized reports. The division maintains databases and online resources of economic and demographic data and undertakes and coordinates joint research efforts with other City/County departments. Additionally, the division provides research support and technical assistance to other City/County staff requiring special expertise in demographics, economic analysis, and GIS. The division also implements both quantitative and qualitative analyses for recruitment, retention, and expansion activities. Staff also works with partners such as the Tallahassee Chamber and FSU's Center for Economic Forecasting Analysis (CEFA) to project economic data into the community.

This section highlights the accomplishments that have been made during the past quarter including continued enhancements to the data center, the Quarterly Economic Dashboard, the Cost of Living Index, Economic Impact Analysis and the Major Ongoing & Proposed Developments Report.

Data Center

To effectively communicate the most important insights of Tallahassee-Leon County's economy, staff maintain and continue to enhance the online Data Center to visualize economic data sets (where possible) that are already contained within the online Statistical Digest. The Data Center is a launch point for business analytics and visualized data points of top economic development indicators. Combining the power of data science with easy-to-navigate visual analysis transforms the data from an underutilized asset to a competitive advantage. All data sets are organized into the following categories (Top Economic Indicators and/or Economic Factors, Community & Environment, Demographics, Residential & Commercial Development, Education, and



Innovation). Since June, the data center has been continually updated with six new visualizations added to the data center including:

- *Job Creation and Destruction Rates in the Tallahassee MSA* shows long-term ebbs and flows of jobs, and life cycle of jobs and firms in Tallahassee MSA
- *Non-employer Statistics in Tallahassee MSA* shows the activity of sole proprietorships, including solo entrepreneurs
- *Productivity-GDP in Tallahassee MSA* shows private sector GDP and GDP per private sector employee
- *Higher Education Enrollment in Tallahassee MSA* shows enrollment by full vs. part time, graduate and undergraduate and by institution
- *Unemployment Rate State of Florida and Tallahassee MSA* shows a twenty-seven year trend of the unemployment rate
- *Crime Index for Tallahassee MSA* shows an index of violent crime offenses by type for the MSA

Quarterly Economic Dashboard

To more effectively communicate and highlight local economic indicators for the community, the third *Quarterly Economic Dashboard* was released in July 2017 (see Attachment #4). The Dashboard includes thirteen key and most commonly requested economic development indicators and provides a regular and consistent snapshot of the performance and health of the local economy in an easily digestible format. Each update compares data for the most recent period with the last period and its corresponding year-over-year trend data. The report represents only a fraction of the trends and conditions monitored by OEV, and drives readers to explore the complete listing of nearly 80 interactive data sets on the OEV website at www.OEVforBusiness.org/data-center.

Cost of Living Index

Staff recently completed third quarter data collection activities to participate in the 2017 Council for Community and Economic Research (C2ER) Cost of Living Index. The Cost of Living Index measures regional differences in the cost of consumer goods and services (like grocery items, healthcare, and housing), excluding taxes and non-consumer expenditures, for professional and managerial households in the top 20% of income. The index is based on more than 90,000 prices covering 60 different items for which prices are collected three times a year. This research tool allows OEV to make accurate cost of living comparisons between Tallahassee-Leon County and any of the 265 other participating urban areas across the United States. In the first quarter Cost of Living Index, released on June 1, 2017, Tallahassee captured an overall composite index of 96.6, or 3.4% below the average cost of living for all participating areas. The Second Quarter Cost of Living Index (COLI) will be released on August 31, 2017 and a report summary will be distributed at the Board meeting.

Economic Impact Analysis

In partnership with the Center for Economic Forecasting & Analysis (CEFA), during the last quarter two economic impact analyses were produced including an analysis for the

redevelopment of the current Envision Credit Union Site to a mixed-use (multi-family and retail) development and the subsequent construction of a new office building for Envision Credit Union on the site of the former City of Tallahassee Utility Payment Center on North Monroe Street. This adds to the four economic impact analyses completed in the previous quarter for Project Standard, Project Rose, Project Campus, and Firestone/Bloxham NAP (Cascades Park Mixed-Use Development).

Major Ongoing & Proposed Developments Database and GIS Story Map

Staff continuously updates the Major Ongoing & Proposed Developments Report that provides key insights and highlights the major developments in Tallahassee-Leon County. The report currently tracks 114 major projects including more than 10,000 residential units and over four million square feet of commercial space. Data from the Report was featured in the August 8th Tallahassee Democrat front page article *Apartment Housing on the Upswing*. The Major Ongoing & Proposed Developments Report is available at: www.OEVforbusiness.com/data-center/major-developments/.

Minority, Women, and Small Business Enterprise

The Division of Minority, Women and Small Business Enterprise (MWSBE) of the Office of Economic Vitality continues its efforts to inform its certified businesses of capacity building, networking and procurement opportunities available through the Division's partnerships, and our governments and Blueprint. Certification guarantees the "four Es" for our businesses--*engage, educate, equip* and ultimately *empower* and thereby enjoy greater opportunities within the economic development ecosystem.

Programmatic Efficiencies/Performance Metrics

As a part of the strategic plan/work plan, MWSBE remains committed to demonstrating that MWSBE certification has benefits for their businesses. To increase procurement opportunities, MWSBE is working to create linkages with private businesses and local state institutions and our certified MWSBEs. Ideally, the goal is to create protocols whereby our certified city and county MWSBE Directory would be utilized to either meet diversity goals or increase their vendor listings; and that our certified MWSBE office and these certified companies within our database would be informed of available bid opportunities beyond those available by the city and the county. The following collaborations are currently scheduled for implementation by January 1, 2018: Leon County Sheriff's Office, Tallahassee Memorial Hospital, Landmark Properties* and Florida A&M University.

*The Standard, a student residential housing project in Frenchtown, is estimated to host job fairs in September to identify MWSBE firms needed to achieve a 7.5% participation goal. Landmark Properties' developer for The Standard project has agreed to the following cooperative efforts with the MWSBE Division:

Landmark will coordinate with MWSBE to utilize the Tallahassee-Leon County MWSBE directory of certified minority contractors. MWSBE will initially identify and provide referrals to Landmark consistent with the list of trades identified as necessary for construction of the project. The list of trades includes Demolition, Sitework, Utilities, Landscape/Hardscape, Concrete, Masonry, Metals, Rough

Carpentry, Finish Carpentry, Waterproofing, Insulation, Finishes, Mechanical, Plumbing, Electrical, Fire Protection. Landmark will continue to utilize the link to the online directory for certified vendor identification.

MWSBE continues to work closely with the City of Tallahassee's Procurement Services and Leon County Purchasing Division. These ongoing relationships allow MWSBE to continue to support Tallahassee-Leon County certified businesses through the following services:

- Participation in Presolicitation Meetings to discuss feasibility of certified MWSBEs in upcoming procurement opportunities.
- Bid/Request for Proposals (RFPs) review to determine participation goals for upcoming opportunities
- Notification of bid opportunities to certified MWSBEs
- Provides Bid/RFP response evaluation and analysis relative to MWSBE participation within submitted proposals

B2GNow! Contract Compliance Software

The B2GNow Contract Compliance Monitoring System is currently being utilized to track certified MWSBE Certifications and participation expenditures. The system is also being utilized to conduct certified vendor outreach as a means of providing programmatic information including bid opportunities, and business development and networking events. B2GNow also has the capability of providing MWBE, non-MWBE, and Disadvantaged Business Enterprise/Airport Concessions Disadvantaged Business Enterprise (DBE/ACDBE) participation within the City of Tallahassee's and Leon County's contracts.

As previously reported during the February 21, 2017 Board meeting, the B2GNow Integration and Implementation Work Group met with B2GNow staff to determine organizational needs and provide feedback regarding the required systematic updates relative to certifications, contractual monitoring and contractual participation by minority-owned, women-owned, and small business enterprises. Updates include a change to the system portal to reflect the current alignment of the MWSBE function as a part of OEV. In addition, current certifications identify Tallahassee-Leon County as the certifying agency. B2GNow system updates are being finalized to ensure the implementation of all aspects of the certification and contracts modules relative to MWSBE certifications, contractual participation, and payment reporting for Leon County and the City of Tallahassee.

Additional updates are in process for DBE/ACDBE Programs within the certification and contracts modules. It is estimated that all portions of the expansion and integration process will be completed by October 13, 2017.

Upcoming Events

Minority Enterprise Development Week

This year marks the 25th Anniversary of the local observation of Minority Enterprise Development (MED) Week. The program and activities are planned by the Big Bend MED

Week Committee, which is staffed and supported by the Office of Economic Vitality as well as local community partners, private firms, state agencies, and learning institutions. More information about MED Week staffing can be found in Item #9. This year the events will represent the full diversity of MWSBE constituency with events and workshops for both seasoned and budding business owners. This year's theme is "Fueling Economic Growth." The dates for MED Week are October 3-6, 2017.

November 2017 E-Month

During November 2016, OEV staff coordinated with key partners at the Big Bend Minority Chamber of Commerce, Institute for Nonprofit Innovation and Excellence, Greater Tallahassee Chamber of Commerce, Domi Station, CoLab at The Pod, Council on Culture and Arts, Swellcoin, Leon County Research and Development Authority, Jim Moran School of Entrepreneurship, First Commerce Credit Union, and others to celebrate the local entrepreneurial ecosystem with a series of events focused on launching, growing, and assisting entrepreneurs and start-up companies, called Entrepreneurship Month (E-Month). Approximately 20 unique events were held during E-Month, and more than half of those events were the direct result of collaboration between two or more organizations. However, both participants and partners have acknowledged that by focusing on the quality of events over the quantity could potentially improve the E-month activities.

As planning efforts ramp up for the fall, OEV staff was invited to collaborate with Domi Station and FSU's Jim Moran School of Entrepreneurship to plan and execute an exciting new opportunity this November: "Startup Week Tallahassee," which takes place during Global Entrepreneurship Week. Startup Week is a celebration of entrepreneurs in cities around the globe and brings entrepreneurs, local leaders, and other ecosystem partners together over five days to build momentum and opportunity around the community's unique entrepreneurial identity.

Building off previous years' E-Month activities, the opportunity to pivot toward Startup Week during Global Entrepreneurship Week presents immeasurable opportunity to highlight Tallahassee-Leon County's notable achievements in the entrepreneurial sphere on a global scale and fulfill Goal C of the Economic Development Strategic Plan:

Better identify, understand, and marshal all available assets, organizations, and resources towards economic growth objectives. Encourage collaboration among the many entities impacting the economic development environment to work together for maximum competitiveness.

Another benefit of embracing this model is the ability to utilize resources that assist in the planning, branding, marketing, and community engagement. Startup Week staff serve as an extension of the local community's organizing team and handle many of the back-end items, which allows the local organizing team to focus on planning local events. At the most recent Alliance for Entrepreneur Resource Organization (AERO) meeting, entrepreneurial ecosystem partners were presented with the opportunity to participate in Startup Week and focus on two key elements: (1) Creating tracks that allow entrepreneurs to hone in on specific issues; and (2) adopting a "quality over quantity" approach to planning and executing these events. A tentative schedule of events is provided in

Attachment #5. AERO stakeholders expressed their full support in aligning Tallahassee-Leon County's entrepreneurial community with Startup Week and Global Entrepreneurship Week's initiative. The local celebration will take place November 13-17 and will offer events that educate, connect, and inspire entrepreneurs and innovators alike. In general, OEV will continue to promote other events within E-Month; however the primary focus will be to capitalize on the momentum from Startup and Global Entrepreneurship Week.

CONCLUSION:

As discussed throughout this item, OEV has positioned itself as the front door for the community's economic development needs. As directed by the Board, these efforts include the development of the first-ever strategic plan to guide our community's economic development efforts and objectively evaluate our progress over time toward goal achievement. At the conclusion of FY 2016-17, staff will provide an end of year report to reflect on OEV's achievements and evaluate next steps for continued success. This office also provides an enhanced level of service for cross departmental coordination for collection and utilization of data, implementation of projects and initiatives throughout the planning, land management and economic development spectrum, which is conducted in an open, inclusive and transparent manner. Staff continues to research and track industry standards and best practices and listen to business needs in order to best position Tallahassee-Leon County as Florida's Capital for Business.

ACTION BY EVLC AND CAC:

The EVLC and CAC approved the status update on the Office of Economic Vitality in accordance with all four goals of the Economic Development Strategic Plan at their July 20, 2017 and September 7, 2017 meetings, respectively.

OPTIONS:

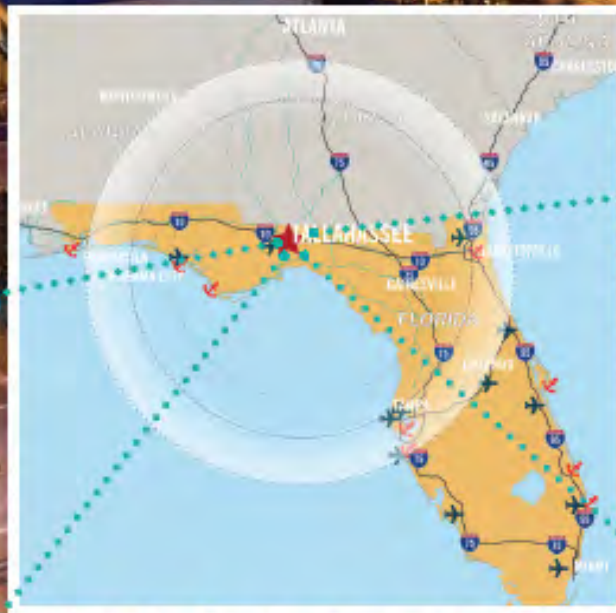
1. Accept the Tallahassee-Leon County Office of Economic Vitality Status Report.
2. Do not accept the Tallahassee-Leon County Office of Economic Vitality Status Report.
3. Intergovernmental Agency Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. August 2017 Second Quarterly Stakeholder Bulletin
2. August 2017 Monthly Newsletter
3. Tentative Itinerary for 8th Americas Competitiveness Exchange
4. August 2017 Third Quarterly Economic Dashboard
5. Startup Week 2017 Tentative Schedule



August 2017 Year-to-Date Activity Report

We grow innovation!

“Tallahassee-Leon County is the model to which other communities look in orchestrating new and existing programs into an optimal infrastructure and collaborative ecosystem for fostering idea generation, business formation and sustainable growth.”

#GetintheLOOP

Breaking news, industry trends, engagement opportunities, and reasons why you should choose #FLCapital4Biz.



@OEVforBusiness



@OEVforBusiness



Minority, Women, and Small Business Enterprise

25 new certifications

65 recertifications

YEAR-TO-DATE FY 2017

ENGAGE • EDUCATE • EQUIP • EMPOWER

OEV is committed to serving its clients by demonstrating that certification has benefits! By focusing on the “four Es” — **Engage**, **Educate**, **Equip**, and **Empower** — certified businesses enjoy tailored services and additional benefits associated with certification.

MWSBE Industry Academies • Educational opportunities designed specifically for certified businesses in cooperation with the FAMU Small Business Development Center, the Big Bend Minority Chamber of Commerce, and CareerSource.

“This training through OEV will *definitely* help my business grow.”

— Chad Bennet, a recent participant

OEV guides Tallahassee-Leon County's economic development efforts **in coordination with** the private sector and community stakeholders by **fostering fair and open competition, conducting extensive outreach** to assist businesses in navigating and competing in today's marketplace, and **leveraging existing resources** to maximize the infusion of financial capital to the local economy.



DID YOU KNOW?

Businesses that participate in a retention and expansion program are statistically more likely to grow and expand.



BY THE NUMBERS

FY 2017 YTD

193

NEW JOBS*
*Since April 2016

37

LOCAL BUSINESS
CONSULTATIONS

ACTIVE
PROJECTS

15

3

OF LEADS
GENERATED
THROUGH
CapitalLOOP

COMPANIES
RECRUITED

2

2

COMPANY
EXPANSIONS



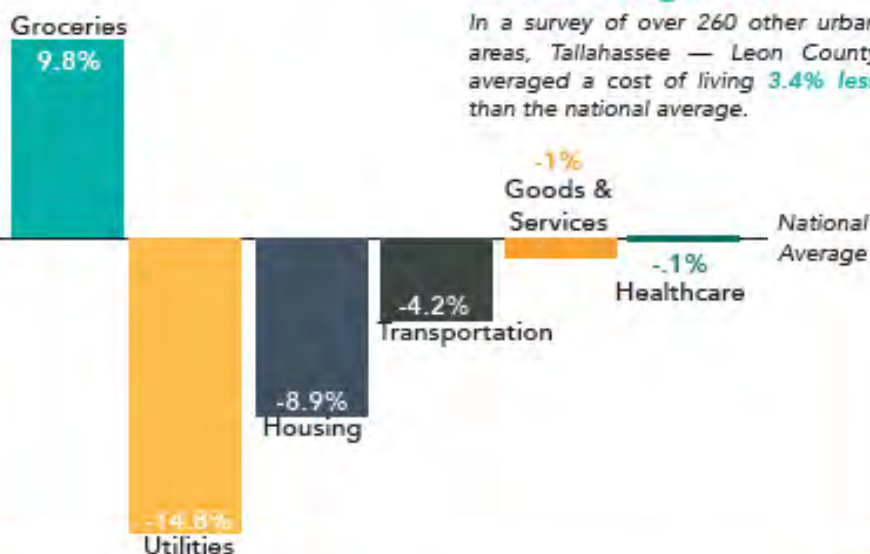
We are hosting the **8th Americas Competitiveness Exchange Tour** this December! The Tour is a global exchange on innovation and entrepreneurship and serves to build world class partnerships and collaboration. We are one of five host communities for the 50+ participants representing 27 countries.



The **2017 Cost of Living Index Council** shows the cost of living in Tallahassee-Leon County is **3.4% below the national average** and lower than Atlanta, Austin, and Gainesville.

Cost of Living Index

In a survey of over 260 other urban areas, Tallahassee — Leon County averaged a cost of living **3.4% less** than the national average.



TOP 10 **MOST EDUCATED** CITY IN THE COUNTRY

WalletHub

TOP 50 CITY FOR **ENTREPRENEURS**

Entrepreneur Magazine 2016

TOP 25% OF CITIES FOR **GLOBAL INNOVATION**

Innovation-Cities.com



850.219.1060

OEVforBusiness.org

info@OEVforBusiness.org



Creating Champions: An Insider's Look at OEV's Committees

You may have heard: OEV's Economic Vitality Leadership Council (EVLC) and the Minority, Women, & Small Business Enterprise (MWSBE) Citizen Advisory Committee officially kicked off last month. Another key stakeholder group - the 36-member Economic Vitality Competitiveness Committee - meets for the first time this week.



[Read more about how this new advisory structure is changing the face of economic vitality in Tallahassee-Leon County >>](#)

OEV Blog - and Other Ways to #GetInTheLOOP!

OEV has launched its [blog series](#), which provides valuable and timely information about what is driving competitiveness in Florida's Capital. Get an insider's view of the local economy and OEV through these posts, and be sure to follow us on us on [Twitter](#) and [Facebook](#) (@OEVforBusiness) to #GetInTheLOOP on economic trends, MWSBE opportunities, and CapitalLOOP.



Are You MWSBE Certified?

Attachment #2

Page 2 of 3

Are you a minority, women-owned, or small business firm? OEV's Minority, Women, & Small Business Enterprise (MWSBE) program has what you need to succeed. An MWSBE certification connects you to a network of certified firms, procurement opportunities, and educational resources to give you a competitive advantage in growing your business.

[Learn more about MWSBE and get certified today >>](#)



In Case You Missed It...

Did you know? OEV recently released its 3rd quarter Economic Update. Find the report at [OEV's Data Center](#), and [sign up](#) for future quarterly updates.

Florida Job Growth Grant Fund

Governor Rick Scott recently announced that Enterprise Florida and the Florida Department of Economic Opportunity (DEO) are accepting economic development project proposals for community infrastructure investments and workforce training programs.

[Read more about the \\$85 million Florida Job Growth Grant Fund >](#)

Input Needed: Comprehensive Plan Update Project



The [Planning Department](#) is seeking input on updates to the Comprehensive Plan related to land use and transportation in our community. This public policy addresses how and where development occurs; how natural resources are preserved and protected; and how places are connected together with roads, sidewalks, bike lanes, and trails.

[Learn more and make your voice heard with this 15-minute survey >>](#)

CONNECT

Office of Economic Vitality
315 S. Calhoun Street, Suite 450, Tallahassee, FL 32301
Call: 850-219-1060
[Email](#)

Share this email:



[Manage](#) your preferences | [Opt out](#) using TrueRemove™

Got this as a forward? [Sign up](#) to receive our future emails.

View this email [online](#) .

315 S. Calhoun Street Suite 450
Tallahassee, FL | 32301 US

This email was sent to .

To continue receiving our emails, add us to your address book.



8th Americas Competitiveness Exchange Itinerary

SUNDAY, DECEMBER 3, 2017 - ORLANDO

INDUSTRY	LOCATION	REASON FOR VISITING
ACE 8 CHECK-IN: 1-2 p.m.		
Tourism, Hospitality	Wyndham Grand Orlando Resort Bonnet Creek	Meet and greet delegates with breakfast/brunch & welcome by the sponsor
Tourism and Theme Park Simulation	Disney Contemporary Resort	Underground tour of Walt Disney World and brief presentation of Disney's use of simulation technology
Tourism, Hospitality	Disney's Magic Kingdom	Soft opening to the ACE 8 program
* Complimentary entrance to Magic Kingdom for the remainder of the evening		

MONDAY, DECEMBER 4, 2017 - ORLANDO

INDUSTRY	LOCATION	REASON FOR VISITING
Innovative Technologies	UCF College of Engineering	A tour of four lab spaces to share UCF is serious about the role of creativity in the innovation process, and about providing students as many opportunities as possible to enable professional success.
Aerospace, Defense & Simulation	Lockheed Martin	TED Talk panel discussion and tour of Lockheed Martin Global & Training Logistics
Life Sciences	Guidewell Innovation Center	Lunch at Guidewell, presentation in the Innovation Theater, tour of Guidewell Innovation Center, and bus tour of Medical City
Advanced Manufacturing of Smart Sensor Technology	BRIDG	Tour and panel discussion at BRIDG and product demonstrations of Photon X

TUESDAY, DECEMBER 5, 2017 - SPACE COAST

INDUSTRY	LOCATION	REASON FOR VISITING
Engineering	Florida Institute of Technology	A bus tour of FIT, tour of FIT Aviation followed by a welcome by EDC and elected officials, and presentations by FIT professors
Advanced Manufacturing	FIT CAMID	Panel discussion demonstrating smaller businesses thrive because of private/public companies. Showcase innovative and entrepreneurial programs focused on implementation of new technologies.
Tourism/Hospitality, Logistics, Disaster Preparedness	Port Canaveral Exploration Tower	Presentations providing examples of "BIC" business supporting smaller business, international importing/exporting cargo opportunities, and disaster preparedness. Other presentations will include focus on tourism and hospitality, and grassroots efforts to market local economy.
Aerospace, Aviation, National Security	Kennedy Space Center	Meet with Space Industry Executives to discuss changes in the industry and challenges in supporting new technology and innovations in a competitive worldwide market.
Aerospace, Aviation, National Security	KSC Visitor Complex	Briefing by NASA KSC Senior Leadership and visit NASA Now

WEDNESDAY, DECEMBER 6, 2017 - SAINT AUGUSTINE AND GAINESVILLE

INDUSTRY	LOCATION	REASON FOR VISITING
Education and Innovation	Belle Terre Elementary School	Visit flagship school for innovation/robotics/engineering/computer science
Restoration and Preservation	Castillo de San Marcos	Restoration/preservation of historic Florida complements economic development efforts and disaster recovery from Hurricane Matthew.
Restoration and Preservation		Driving tour of St. Augustine down King Street
Environmental	Sweetwater Wetlands Park	Tour Sweetwater Wetlands Park, a man-made wetland habitat of more than 125 acres featuring several miles of trails teeming with plants and animals. It was designed to improve water quality by filtering out pollution.
Higher Education Innovation and Agricultural Sciences	Ben Hill Griffin Stadium at Florida Field Cade Museum for Creativity and Innovation, Depot Park	Overview of UF's Herbert Wertheim College of Engineering and College of Journalism and Communications, and farm-to-table dinner with a focus on agricultural sciences. During dinner, guests will hear from a keynote speaker in agricultural sciences about how collaborations are making a difference by addressing fundamental food supply crisis through research and implementation throughout Florida's 67 counties.

THURSDAY, DECEMBER 7, 2017 - GAINESVILLE AND TALLAHASSEE

INDUSTRY	LOCATION	REASON FOR VISITING
Community College Innovation	Santa Fe Fine Arts Center	Presentation of Santa Fe College's history, its people, and how they are shaping the future of Gainesville's top workforce and training educational powerhouse.
Research and Commercialization	Innovation District Florida Innovation Hub	Guests will rotate between UF Infinity Hall, the Florida Innovation Hub and the 720 Building as they investigate topics about commercialization, public/private partnerships and economic development. They will also hear from an expert panel on women's entrepreneurship during lunch.
Life Sciences and Biotechnology	Sid Martin Biotech Incubator	Tour and overview of Sid Martin Biotech Incubator
Life Sciences and Biotechnology	Progress Park	Bus tour of Progress Park
Advanced Manufacturing and Biotech	Santa Fe College's Perry Center for Emerging Technologies	Guests will experience hands on interaction that will allow them to understand the depth of biotechnology in Greater Gainesville.
Hospitality	TBD - Either Hotel Duval or FSU's Champion's Club	Informal welcome reception for ACE attendees, with opportunities for one-on-one networking.
OPTIONAL: Evening placemaking tour of Gaines Street Corridor as well as College Town and opportunity to sample items from local entrepreneurs		

FRIDAY, DECEMBER 8, 2017 - TALLAHASSEE

INDUSTRY	LOCATION	REASON FOR VISITING
Entrepreneurship and Risk Management	TBD - Either Domi Station or FSU's Jim Moran School for Entrepreneurship	Attendees will participate in two panel discussions. The first panel will focus on minorities and entrepreneurship, and the second panel will feature successful local startups focused on disaster recovery, as well as significant state and university partners which have fostered the commercialization of these startups.
Entrepreneurship	TBD - Either Domi Station or FSU's Jim Moran School for Entrepreneurship	Participants will be grouped and stationed at various tables. Community partners in the entrepreneurial ecosystem will rotate from station to station to discuss assets of their organization/program and opportunities for collaboration at timed intervals.
Magnetics	National High Magnetic Field Laboratory	Attendees will participate in a tour of the National High Magnetic Field Laboratory and learn about opportunities to partner with and use the facility.
Public-private partnerships, university and global commercialization	National High Magnetic Field Laboratory	Attendees will participate in a panel discussion during lunch about successful examples of public-private partnerships in Tallahassee - Leon County and commercialization efforts between university research centers and private companies.
K-12 STEAM Engagement	National High Magnetic Field Laboratory	A series of TED-talk style presentations will educate attendees about the MagLab's summer camps for middle school-aged children.
Robotics	National High Magnetic Field Laboratory	Attendees will engage with robotics industry experts about advancements being made to address opportunities provided by robotic innovation. In addition, K-12 robotics education and engagement will be woven throughout this segment, to demonstrate the local community's commitment to STEM education.
Magnetics and Advanced Manufacturing	Danfoss Turbocor Compressors	Danfoss is the leading manufacturer of oil-less compressors for commercial HVACs using magnetic bearing technology developed at the National High Magnetic Field Laboratory. Attendees will learn firsthand about the technology and research partnership through an insider's tour of the facility.
Public-Private Partnerships (P3s)	Cascades Park	During a tour of the award-winning Cascades Park, participants will discuss 1) how public dollars ignite private investment and 2) public health, including Zika research
Government and official welcome to Florida	Florida's Historic Capitol	Dinner will feature beer from local breweries while engaging with community stakeholders during this reception, to facilitate relationship building
OPTIONAL: Evening cultural tour of Railroad Art Park and opportunity to sample items from local entrepreneurs.		

ECONOMIC VITALITY

Grow. Innovate. Experience.



45.0%

% POPULATION WITH
BACHELORS DEGREE
OR HIGHER

Census, 5-Year ACS

\$4.2 B

TAXABLE SALES
(ANNUAL, 2016)

FL Dept. of Revenue



\$14.7 B
GDP

Bureau of Economic Analysis

**NO LOCAL
BUSINESS
TAX***

* As of 07/01/17

Third Quarter 2017

ECONOMIC DASHBOARD






Third Quarter








ECONOMIC DASHBOARD

FOR MORE INFORMATION • Visit OEVforBusiness.org.

TOP ECONOMIC INDICATORS • Sourced by the Tallahassee-Leon County Office of Economic Vitality, economic indicators help track trends and forecast the direction of the local economy. OEV's Data Center is the community's most comprehensive database of nearly 80 economic indicators.

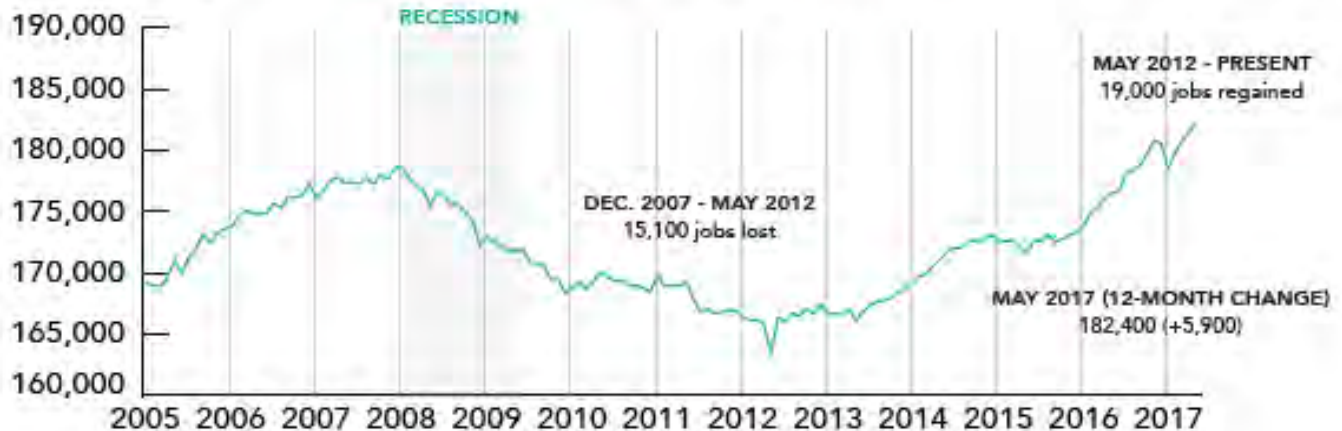
STATE OF THE LOCAL ECONOMY • Tallahassee-Leon County and the Tallahassee Metropolitan Statistical Area (MSA) show consistent growth across several indicators since 2016. Interestingly, the growth of **Employment** by 4.4% since May 2016 has outpaced the 3.7% increase of the **Labor Force** during the same interval. The **Unemployment Rate** has stayed below 4% for two consecutive months - the first time since 2008. Average monthly initial **Unemployment Claims** from January - May 2017 are down nearly 10% less than average monthly initial claims for January - May 2016. Home prices continue to rise; for example, the **Median Single-Family Home Sales Price** has increased 8 of the past 12 months.

INDICATOR	MOST RECENT	SINCE LAST PERIOD	SINCE LAST YEAR
Employment 	184,800 May 2017	-0.7% Down 1,251 from April to May	+4.4% Up 7,881 from May 2016
Labor Force 	191,980 May 2017	-0.7% Down 1,308 from April to May	+3.7% Up 6,941 from April 2016
Unemployment Rate 	3.7% May 2017	Same Unchanged from April at 3.7%	-0.7 pts. Down from 4.4% in May 2016
Average Weekly Wage 	\$835 4th Quarter 2016	+1.8% \$15 higher than in Q3 of 2016	-2.7% \$23 less than in Q4 2015
Unemployment Claims 	534 May 2017	+23.5% 112 more than in April	-7.4% 41 fewer than in May 2016

INDICATOR	MOST RECENT	SINCE LAST PERIOD	SINCE LAST YEAR
Taxable Sales 	\$448.5M <i>March 2017</i>	+16.5% <i>Up \$68.2M from February to March</i>	+8.7% <i>\$37.3M more than in March 2016</i>
New Single-Family Construction Permits 	60 <i>May 2017</i>	+14.3% <i>Up from 52 in April</i>	+38.1% <i>19 more permits than in May 2016</i>
Mortgage Foreclosures 	43 <i>May 2017</i>	-24.6% <i>12 fewer than in April</i>	-8.9% <i>4 fewer than in May 2016</i>
Median Single-Family Home Sales Price 	\$215,000 <i>May 2017</i>	+10.0% <i>Up \$20,200 from April to May</i>	+14.0% <i>Up \$28,000 from May 2016</i>
Tourism: Total Visitors 	664,752 <i>Q2 FY 2017</i>	+20.6% <i>Up 123,700 from Q1 of FY 2017</i>	-4.0% <i>Down 27,400 from Q2 of FY 2016</i>
Tallahassee Passengers 	62,641 <i>May 2017</i>	+8.7% <i>5,228 more than in April 2017</i>	+0.7% <i>420 more than in May 2016</i>
Office Vacancy Rate 	4.6% <i>1st Quarter, 2017</i>	-0.4 pts. <i>Down from 5.0% in Q4 of 2016</i>	-2.8 pts. <i>Down from 7.8% in Q1 of 2016</i>
Industrial Vacancy Rate 	3.7% <i>1st Quarter, 2017</i>	-1.0 pts. <i>Down from 4.7% in Q4 of 2016</i>	-2.2 pts. <i>Down from 5.9% in Q1 of 2016</i>

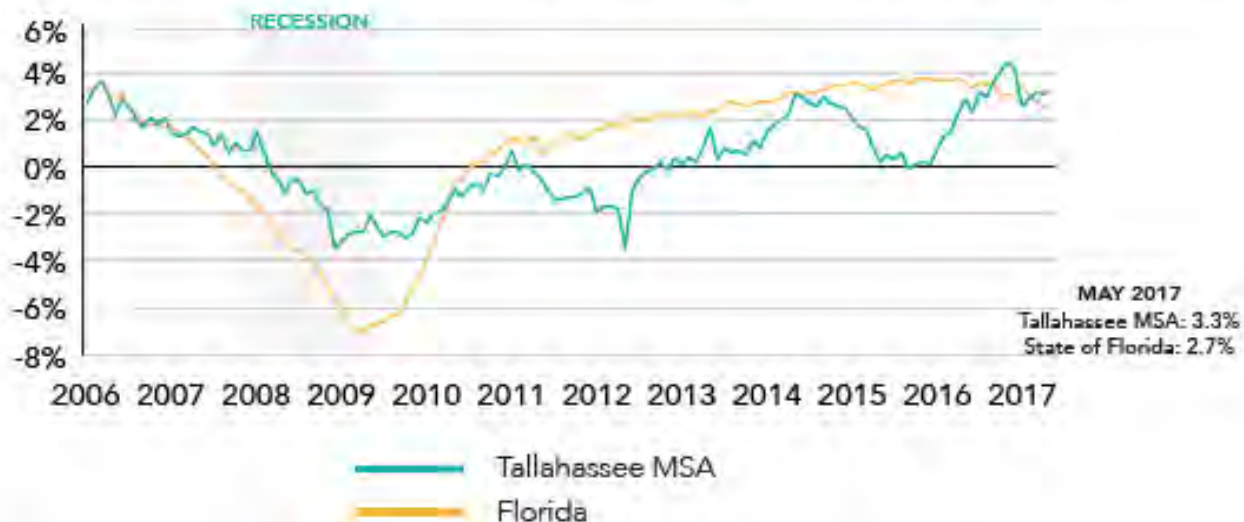
TOTAL EMPLOYMENT, TALLAHASSEE MSA

The Tallahassee MSA experienced a total gain of 19,000 in total employment from May 2012 to May 2017, bringing total employment for the MSA to 182,400. By September 2016, seasonally-adjusted total employment numbers returned to their previous high of 178,000, not seen since January 2008.



CHANGE IN EMPLOYMENT, TALLAHASSEE MSA

The year-over-year change in seasonally-adjusted total employment in May 2017 was 3.3% for the Tallahassee MSA and 2.7% for the State of Florida. Tallahassee's change in employment did not fall as sharply as the State's during the 2008-09 recession and has generally exceeded the State's employment recovery rate since mid-2016.



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Startup Week
Tentative 2017 Schedule (as of 8/30/17)

Date	Event	Venue	Time	Track			
				Social Entrepreneurship	Entrepreneurship 101	Design/ Innovation	Diversity & Inclusion
11/13/17	Kick-Off Event	TCC Center for Innovation	TBD		✓		
11/13/17	Maker's Town Hall	TBD	TBD		✓	✓	
11/13/17	Mompreneurs Monday	TCC Center for Innovation	TBD				✓
11/14/17	7 Under 30	Turnbull Center	3 - 6 PM		✓		
11/15/17	1 Million Cups	Domi Station	9 - 10 AM		✓		✓
11/15/17	Women Wednesday	TCC Center for Innovation	10 AM - 3 PM				✓
11/15/17	Working Class Wednesday	TCC Center for Innovation	TBD				✓
11/15/17	Innovation Park TechTopics	TBD	TBD			✓	
11/16/17	Tallahassee Innovation Partnership Pitch Night	TBD	6 - 8 PM	✓			
11/16/17	Startup Grind	Domi Station	6 - 7:45 PM				✓
11/16/17	Access Tallahassee Power Lunch	TBD	TBD		✓		
11/16/17	Startup 101	TCC Center for Innovation	TBD		✓		
11/16/17	VEThursday	TCC Center for Innovation	10 AM - 2 PM				✓
11/16/17	Listening Party with WFSU	TBD	TBD			✓	
11/17/17	Closing Event/Expo	TCC Center for Innovation	TBD		✓		
11/17/17	MWSBE Industry Academy	TBD	TBD				✓
11/17/17	Business Angels	TCC Center for Innovation	10 - 11 AM		✓		

#6

Acceptance of the Status Report
on the Economic Vitality
Leadership Council and
Economic Vitality
Competitiveness Committee

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

TITLE: Acceptance of Status Report on the Economic Vitality
Leadership Council and Economic Vitality Competitiveness
Committee

Date: September 19, 2017

Requested By: OEV Staff

Contact: Office Economic Vitality

Type of Item: Consent

STATEMENT OF ISSUE:

This agenda item provides the Intergovernmental Agency Board of Directors (“the Board”) with an overview of the actions and progress of the Tallahassee-Leon County Office of Economic Vitality (OEV) Economic Vitality Leadership Council (EVLC) and Economic Vitality Competitiveness Committee (EVCC).

STRATEGIC PLAN:

This agenda item directly supports Goal 3 of the Economic Development Strategic Plan:

Better identify, understand, and align all available assets, organizations, and resources towards shared economic growth objectives. Encourage collaboration among the many entities impacting the economic development environment to work together for maximum competitiveness.

SUPPLEMENTAL INFORMATION:

Background

Goal 3 of the Tallahassee-Leon County Economic Development Strategic Plan (“the Plan”), which was approved by the Board on October 27, 2016, entails a new approach to stimulating economic vitality in Tallahassee – Leon County. The new committee structure, recommended by the Plan, provides a comprehensive and cohesive approach to economic vitality, engages community and business leaders, and cuts across any and all organizational boundaries. This recommended structure comes as a direct response to the Plan’s identification of prior community challenges in consistently defining of economic development, establishing metrics for the community’s economic development efforts, and maintaining a high level of transparency and accountability in funding allocation.

In the spring of 2017, the Leon County Board of County Commissioners and the City of Tallahassee Commission approved the Second Addendum to the Second Amended and Restated Interlocal Agreement to establish the EVLC, EVCC, and the Competitive Projects Cabinet (CPC). On June 13, 2017, the Board approved membership appointments for the EVLC, EVCC, and CPC, consistent with Goal 3 of the Plan. Following Board direction at the June 13, 2017 meeting, EVCC membership has been expanded to include one representative from each of the following organizations: the Network of Entrepreneurs and Business Advocates, the Council of Neighborhood Associations, and the Tallahassee Downtown Improvement Authority. The following agenda item provides an update on the status of the EVLC and EVCC and an overview of the actions taken during their first committee meetings.

Economic Vitality Leadership Council

The seven-member EVLC serves a vital, ongoing function of assessing Tallahassee-Leon County's ability to compete for new business investment, existing industry growth and economic expansion, as well as entrepreneurial and small business growth, through non-traditional activities and the delivery of a competitive workforce. The members, appointed by the Board on June 13, 2017, include leaders from Tallahassee-Leon County's businesses, public entities and non-profit organizations that represent each of the strategic plan's six economic development initiative areas, including: business formation; technology and commercialization; business retention and expansion; business recruitment; talent development; tourism and the creative economy, as well as marketing. The chart below details the appointee and the sector/organization he or she represents:

Economic Vitality Leadership Council	
Sector/Organization	Name
Major Employers	Ricardo Schneider
Institution of Higher Education	Kathleen Daly
Entrepreneurial Business	Jake Kiker
Financial Sector	Bill Smith
Economic Development	Lila Jaber
Talent Development	Kim Moore
At-Large Member	Steve Evans (Chair)

Members of the EVLC are responsible for meeting quarterly to outline a plan to increase the community's competitiveness across the six economic development initiatives, provide guidance upon implementation of the Plan, encourage collaboration across all sectors of the community, make recommendations to improve competitiveness, and engage members of the EVCC to pursue specific objectives and strategies through the formation of taskforces. Members of the EVLC serve as an executive committee of the EVCC. The EVLC includes representation from the following sectors: (1) major employers, (2) institutions of higher education, (3) entrepreneurial business, (4) financial sector, (5) economic development, (6) talent development, and (7) one at-large member.

Membership consists of staggered two year terms with no more than two consecutive terms and do not consider or approve funding for projects or programs.

The EVLC held its first meeting on July 20, 2017, during which members selected Steve Evans, a retired IBM executive and business industry expert, as Chair, and Kim Moore, Vice President of Workforce Development at Tallahassee Community College, as Vice Chair. This first meeting was organizational in nature and included a presentation by staff on the performance of the OEV over the last year, as well as information on the proposed FY 2018 Budget, including the Business Recruitment and Investment Fund.

The EVLC discussed major studies in progress: the Target Industry Study and the Tallahassee-Leon County Disparity Study. Staff also gave an update on community engagement activities. The Council unanimously approved a motion to recommend that the Board establish the Magnetic Technologies Task Force, and create a new local economic investment program, the Urban Vitality Job Creation Pilot Program. These two programs are detailed in Agenda Items #8 and #10, respectively.

The EVLC also discussed the work being performed on the Talent Gap Assessment with ecosystem partners, including TCC Workforce Development, CareerSource Capital Region, Leon County Schools, and the Greater Tallahassee Chamber of Commerce – all of whom are members of the EVCC. This workgroup is investigating what, if any, gaps exist in the local talent pipeline, and identifying possible solutions, if needed, to prepare the labor force to meet the needs of the existing and emerging economy. They will also continue to discuss viable solutions for current and future regional workforce challenges as the results of the Target Industry Cluster Analysis and Selection Study are released in early 2018. This workgroup is designed to fulfill the strategy 1.F.1 of the Strategic Plan to align workforce development programs and efforts with emerging industry clusters to provide an appropriate talent development and retention pipeline for both employers and employees. Staff anticipates more information on the work of this taskforce will be brought to the EVLC at the next meeting. Finally, staff provided information about the Florida Job Growth Grant Fund. See Attachment #1 for the minutes from the July 20, 2017 EVLC meeting.

Staff received a positive response from the first EVLC meeting. Council members and local leadership indicated that the EVLC will be critical in taking advantage of economic opportunities to be as competitive as possible across all six initiatives of the Economic Development Strategic Plan. Furthermore, Council members have expressed a commitment to guiding the community's economic growth through maintaining a high level of accountability, measuring steps at every stage, and setting clear expectations.

Economic Vitality Competitiveness Committee

The Economic Vitality Competitiveness Committee (EVCC), a cross-section of 36 business and economic ecosystem leaders, serves as the committee structure through which community competitiveness issues may be addressed. The EVCC, under the leadership of the EVLC and recommended by the Plan, is designed to address issues or

opportunities through the formation of task forces to continually improve the area's ability to compete and to build its economy. The chart below details the appointee and the sector/organization he or she represents:

Economic Vitality Competitiveness Committee	
Sector/Organization	Name
Florida State University	Heather Cave, FSU Research Foundation
Florida A&M University	Tim Moore, VP for Research
Tallahassee Community College	Stephen Dunnivant, Dean of Business, Industry & Technology
CareerSource Capital Region	Jim McShane
Leon County R&D Authority	Ron Miller
Greater Tallahassee Chamber	Sue Dick
Big Bend Minority Chamber	Sean Pittman
Capital City Chamber	Ben Harris
Nonprofit	Jessica Lowe-Minor, INIE Executive Director
Network of Entrepreneurs and Business Advocates	Catherine Baer
Council of Neighborhood Associations	Christic Henry
Tallahassee Downtown Improvement Authority	Jared Willis
Tourism	Bo Schmitz, Four Points General Manager
Tallahassee International Airport	Chris Curry
Creative Economy (1)	Audra Pittman, COCA Executive Director
Creative Economy (2)	Betsy Couch, KCCI Executive Director
K-12 Education	Randy Pridgeon
Business Community (1)	Yuh-Mei Hutt, Golden Lighting
Business Community (2)	Eric Grant, MCCi
Business Community (3)	Eduardo Gonzales Loumiet, UberOps
Business Community (4)	Gloria Pugh, AMWAT
Business Community (5)	John Medina, Six Pillars
Business Community (6)	John Hogan, Capital Health Plan
Business Community (7)	Dr. Temple Robinson, Bond Health Community Center
Business Community (8)	Kim Williams, Marpan
Business Community (9)	Ben Martin, VR Systems
Business Community (10)	Kristine Dobosenski, Socially Loved
Business Community (11)	Gray Swoope, VisionFirst Advisors
Business Community (12)	Chris Hart, The Hare & The Hart
Entrepreneur (1)	Lucas Lindsey, Domi Station
Entrepreneur (2)	Susan Fiorito, Jim Moran School of Entrepreneurship

Economic Vitality Competitiveness Committee	
Sector/Organization	Name
Entrepreneur (3)	Keith Bowers, FAMU SBDC
At-Large Member (1)	Mark Mustian, Shareholder, Nabors Giblin & Nickerson
At-Large Member (2)	Chris Rietow, Apalachee Regional Planning Council
Blueprint Citizen Advisory Committee Chair	Allen Stucks (retired)
MWSBE Citizen Advisory Committee Chair	Rod McQueen, Leon County Schools

The EVCC is responsible for meeting quarterly, encouraging knowledge and collaboration across all sectors, and serving on task forces (as needed) to identify and address opportunities to improve Tallahassee-Leon County's ability to compete and build the economy. Members of this committee will neither consider nor approve funding for projects or programs. The EVCC consists of 36 members appointed by the Board from the following organizations and sectors: Florida State University, Florida A&M University, Tallahassee Community College, CareerSource Capital Region, Leon County Research and Development Authority, Greater Tallahassee Chamber, Big Bend Minority Chamber, Capital City Chamber, Network of Entrepreneurs and Business Advocates, Council of Neighborhood Associations, Tallahassee Downtown Improvement Authority, Non-profit, Tourism, Tallahassee International Airport, Creative Economy, K-12 Education, as well as representatives from the business community, an entrepreneurial entity, and at large members. Staff utilized the State of Florida's target industries to develop the list of candidates to appoint. Two business seats were dedicated to representatives from minority, women, and small business enterprises.

The EVCC held its first meeting on August 3, 2017 to begin discussing ideas on how to increase our community's economic competitiveness. Melissa Medley from VisionFirst Advisors was the guest speaker. At the beginning of the meeting, staff provided a brief organizational overview and a presentation of OEV's progress to date, as well as services benefitting Tallahassee-Leon County's business community. Staff also launched its new social media campaign, "*I choose #FLCapital4Biz because _____*", and invited EVCC members to participate in and serve as champions for the campaign's promotion. Detailed information on this social media campaign is included in the Engagement and Operations section of the Operational Update.

Melissa Medley then engaged EVCC members in an interactive exercise to discuss economic competitiveness and what it means for Tallahassee-Leon County. Topics included factors that determine a community's competitiveness and how the community aligns its message to support an overarching vision. See Attachment #2 for a copy of the minutes from the August 2, 2017 EVCC meeting.

Following the launch of the EVCC, staff received positive feedback from committee members, local and social media, ecosystem partners, and local leadership. Staff anticipate that the momentum created from both the EVCC and EVLC first meetings will continue to propel Tallahassee-Leon County along a positive economic trajectory.

CONCLUSION:

As discussed throughout this item, OEV is working diligently to position itself as the community's front door for economic development needs and business solutions. As directed by the Board, these efforts include the implementation of the first-ever Strategic Plan to guide our community's economic development efforts and objectively evaluate our progress over time toward goal achievement. Through the leadership of the EVLC and EVCC, OEV seeks to maximize the effectiveness of community partners and eliminate potential conflicts in implementing the Plan through expanding private sector involvement. Staff anticipate that ongoing efforts and guidance from these committees will continue to promote economic vitality and community/business engagement in Tallahassee-Leon County and increase the community's overall economic competitiveness. Per the direction of the Board at the June 13, 2017 meeting, staff will continue to monitor the composition and charge of the committees and will present an item for Board consideration at the end of fiscal year 2018, after a full year of meetings have been held, to discuss what, if any, adjustments need to be made.

ACTION BY EVLC AND CAC:

This item was presented to the EVLC and CAC at their July 20, 2017 and September 7, 2017 meetings, respectively.

OPTIONS:

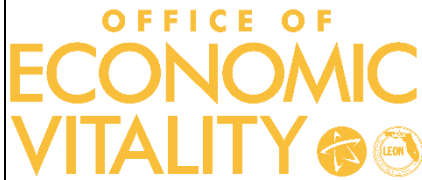
1. Accept the Economic Vitality Leadership Council and Economic Vitality Competitiveness Committee Status Report.
2. Do not accept the Economic Vitality Leadership Council and Economic Vitality Competitiveness Committee Status Report.
3. Board Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. July 20, 2017 EVLC Draft Meeting Minutes.
2. August 3, 2017 EVCC Draft Meeting Minutes.



Economic Vitality Leadership Council

July 20, 2017

2:00 pm to 4:00 pm

315 S. Calhoun Street, Ste. 450

Meeting Minutes

MEMBERS PRESENT

Kathleen Daly	Kimberly Moore
Steve Evans	Ricardo Schneider
Jake Kiker (arrived at 2:53 P.M.)	Bill Smith

MEMBERS ABSENT

Lila Jaber	
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CITY/COUNTY STAFF PRESENT

Rick Fernandez, City Manager	Lindsay Volpe, OEV
Vincent S. Long, Leon County Administrator	Shanea Wilks, OEV
Alan Rosenzweig, Leon County	Dan Lucas, OEV
Wayne Tedder, City of Tallahassee	LaTanya Raffington, OEV
Ben Pingree, PLACE	Sarah Kelty, OEV
Al Latimer, OEV	Susan Emmanuel, Blueprint
Patrick Kinni, Blueprint	Dustin Daniels, Office of the Mayor
Cristina Paredes, OEV	

CITIZENS PRESENT

Tamaryn Waters (Tallahassee Democrat)	
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I. AGENDA MODIFICATIONS

- Revision to order of presentations to be given during the meeting

II. INFORMATIONAL ITEMS/PRESENTATIONS

1. Tallahassee-Leon County Economic Development Strategic Plan and Work Plan
 - This item was informational only
2. Economic Vitality Leadership Council Resolution and Committee Responsibilities
 - Election of Economic Vitality Leadership Council Chair

Kathleen Daly nominated Steve Evans. It was seconded by Kimberly Moore.

The motion passed unanimously.

- Election of Economic Vitality Leadership Council Vice-Chair

Steve Evans nominated Kimberly Moore. It was seconded by Kathleen Daly.

The motion passed unanimously.

3. Draft Economic Vitality Leadership Council Bylaws, Policies and Procedures

Blueprint attorney Patrick Kinni provided an overview of Florida's Sunshine Laws, ethics policies, and public records guidelines that will be used to govern the council.

Steve Evans moved approval of the Economic Vitality Leadership Council's Bylaws, Policies and Procedures. It was seconded by Kimberly Moore.

The motion passed unanimously.

4. 3rd Quarter Economic Dashboard
 - This item was informational only
5. June 2017 Stakeholder Bulletin
 - This item was informational only
6. Florida Trend Sponsored Section
 - This item was informational only
7. Tentative FY 2018 Budget and Business Recruitment and Investment Fund
 - This item was informational only

III. CONSENT

None.

IV. GENERAL BUSINESS

8. Acceptance of the update on the Office of Economic Vitality's Major Studies in Progress

Staff provided a brief overview of two major studies currently underway: a Target Industry Study and a Disparity Study. The update included what deliverables will be provided upon completion as well as an estimated timeline for final results.

Kimberly Moore moved acceptance of the Office of Economic Vitality's Major Studies in Progress. It was seconded by Kathleen Daly.

The motion passed unanimously.

9. Acceptance of the Update on the Office of Economic Vitality's Engagement Activities

Staff presented a high-level overview of OEV's project management, CapitalLOOP initiative, marketing outreach, MWSBE certification opportunities, and the upcoming Americas Competitiveness Exchange.

Kathleen Daly moved approval of the Office of Economic Vitality's Engagement Activities. It was seconded by Kimberly Moore.

The motion passed unanimously.

10. Approval of Staff Recommendations for consideration by the Blueprint Intergovernmental Agency Board of Directors during their September 19, 2017 Meeting

Staff presented an overview of three initiatives, including the Urban Vitality Job Creation Pilot Program, Talent Gap Assessment, and Magnetic Technologies Task Force.

The Urban Vitality Job Creation Pilot Program is a local incentive program modeled after a similar State of Florida program that promotes economic inclusion and advancement in the Promise Zone.

The Talent Gap Assessment is being conducted parallel to the Target Industry Study and in collaboration with workforce development partners to catalog existing training programs and identify gaps in the local talent pipeline. If needed, solutions will be identified to prepare the labor force to meet the needs of the existing and emerging economy.

Kimberly Moore moved approval of staff recommendations for consideration by the Blueprint Intergovernmental Agency Board of Directors during their September 19, 2017 meeting. It was seconded by Kathleen Daly.

The motion passed unanimously.

11. Status Update on the Florida Job Growth Grant Fund

Staff provided an overview of the Florida Job Growth Grant Fund and notified the Council that they are working with City, County, and Blueprint stakeholders to identify project opportunities for funding. Staff will report to the Intergovernmental Management Committee for further action.

Bill Smith moved approval of the status update on the Florida Job Growth Grant Fund. It was seconded by Kimberly Moore.

The motion passed unanimously.

12. Information on the Economic Vitality Competitiveness Committee

Staff provided an overview of the tentative Economic Vitality Competitiveness Committee's August 3, 2017 meeting agenda.

V. CLOSING/ ADJOURN

The meeting adjourned at 3:22 p.m.

Next Economic Vitality Leadership Council Meeting
Thursday, October 26, 2017 at 11:30 a.m.



Economic Vitality Competitiveness Committee

August 3, 2017
11:30 pm to 1:30 pm
300 W. Pensacola Street

Meeting Minutes

MEMBERS PRESENT

Kimberly Moore (Chair)	Mark Mustian
Allen Stucks	Shelly Bell
Lucas Lindsey	Betsy Couch
Gray Swoope	Sean Pittman
Ted Thomas (for Catherine Baer)	Keith Bowers
Ron Miller	Jessica Lowe-Minor
Kristine Dobosenski	Rod McQueen
Chris Rietow	Bo Schmitz
Heather Cave	Steve Dunnivant
Gloria Pugh	Diane Williams Cox
Jared Willis	Dr. Temple Robinson
Tim Moore	Audra Pittman
Yuh-Mei Hutt	Sue Dick
Chris Hart	Eric Grant
Ben Martin	

MEMBERS ABSENT

Jim McShane	Chris Curry
Eduardo Gonzales Loumiet	Kim Williams
John Hogan	Christic Henry
Susan Fiorito	

COUNTY/CITY STAFF PRESENT

Rick Fernandez, City of Tallahassee	Shanea Wilks, OEV
Wayne Tedder, City of Tallahassee	Dan Lucas, OEV
Ben Pingree, PLACE	LaTanya Raffington, OEV
Al Latimer, OEV	Sarah Kelty, OEV
Patrick Kinni, Blueprint	Susan Emmanuel, Blueprint
Cristina Paredes, OEV	Dustin Daniels, Office of the Mayor
Lindsay Volpe, OEV	

CITIZENS PRESENT

Tamaryn Waters (Tallahassee Democrat)	Ricardo Schneider (Danfoss Turbocor)
Lila Jaber (Gunster Law Firm)	Melissa Medley (VisionFirst Advisors)

I. AGENDA MODIFICATIONS

None.

II. INFORMATIONAL ITEMS/PRESENTATIONS

1. Draft Economic Vitality Competitiveness Committee Bylaws, Policies, and Procedures
2. Presentation by staff on the Office of Economic Vitality's Organizational Overview
3. Presentation by Melissa Medley of VisionFirst Advisors on Economic Development Competitiveness

III. GENERAL BUSINESS

4. Approval of Economic Vitality Competitiveness Committee Bylaws, Policies, and Procedures
Blueprint attorney Patrick Kinni provided an overview of Florida's Sunshine Laws, ethics policies, and public records guidelines that will be used to govern the committee.

Jared Willis moved the approval of the Economic Vitality Competitiveness Committee Bylaws, Policies, and Procedures. It was seconded by Ben Martin.

The motion passed unanimously.

5. Social Media Campaign Launch
Staff informed committee members about the Office of Economic Vitality's recent launch of the organization's Facebook and twitter accounts and invited members to engage with the organization using social media.
Staff also played a video to soft launch a new social media campaign using the hashtag #FLCapital4Biz that allows business leaders to promote the varied reasons they choose to do business in Tallahassee-Leon County.
6. Economic Competitiveness Interactive Engagement
Melissa Medley facilitated a group activity that focused on identifying Tallahassee-Leon County's opportunities and challenges in regards to the community's economic competitiveness.

IV. ADJOURN

The meeting adjourned at 1:35 p.m.

Next Economic Vitality Competitiveness meeting
Thursday, November 15, 2017 at 11:30 a.m.

#7

Acceptance of the Status Report on Office of Economic Vitality's Major Studies in Progress

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

TITLE: Status Report on the Office of Economic Vitality's Major Studies in Progress

Date: September 19, 2017

Requested By: OEV Staff

Contact: Office Economic Vitality

Type of Item: Consent

STATEMENT OF ISSUE:

This agenda item provides the Intergovernmental Agency Board of Directors ("the Board") with an update on the Office of Economic Vitality's (OEV) major studies in progress, including a Target Industry Cluster Analysis and Selection Study ("the Target Industry Study") and the Tallahassee-Leon County Disparity Study ("the Disparity Study").

STRATEGIC PLAN:

The status report on OEV's major studies in progress directly supports all four goals of the Economic Development Strategic Plan ("the Plan"):

1. Implement a new collaborative economic development program of work.
2. Better promote the area as a business generator.
3. Better identify, understand and align all available assets.
4. Responsibly allocate resources to achieve today's goals and refine the foundation for future growth.

SUPPLEMENTAL INFORMATION:

Background

On February 21, 2017, the Board authorized staff to negotiate contracts for two major studies for Tallahassee-Leon County, including a Target Industry Study and a Disparity Study. Both studies will be critical in ensuring all of OEV's programs and initiatives reflect actual trends, existing needs within Tallahassee-Leon County's economic ecosystem, and will prepare the community for future and realistic growth opportunities.

The Target Industry Study will identify high-potential target industries and strategies for developing these industries in the community, and identify where improvements (if any) can be made in strengthening existing incubator/accelerator facilities and programs. The

study also includes an economic retrospective to build a bridge between data collected for the 2004 target industry study (the last time a study of this kind was performed for Tallahassee-Leon County) and present day. The Disparity Study will provide recommendations for long-term changes to MWSBE policies and procedures based on research and applicable best practices as seen in MWSBE programs across the nation.

Both the Target Industry Study and Disparity Study will support OEV's capacity and effectiveness in implementing the Plan. Specifically, the studies, once complete, will provide current trends, opportunities, and obstacles within the community's economic development ecosystem, which will inform and refine OEV's strategies and tactics toward achieving the Plan goals. This agenda item provides the Board with an update on the current progress of the two major studies.

Target Industry Study

Camoin Associates and staff have worked together over the past few months to perform a baseline assessment, including the collection and analysis of quantitative and qualitative information about Tallahassee-Leon County's economy and economic development activities. To date, staff and Camoin have collaborated in the competitive positioning phase, which includes examining existing, strategic, and emerging industries; uncovering areas of opportunity for business growth and attraction; analyzing incubator and accelerator needs; understanding what assets can be leveraged and what constraints need to be overcome; and developing a vision and strategy framework. As a part of this phase, staff coordinated an intensive, three-day site visit between Camoin Associates and key Tallahassee-Leon County economic development ecosystem partners. The visit included a tour of business and research parks, medical corridor, and higher education institutions, and several infrastructure projects like Cascades Park and the Gaines Street corridor. The consultants are working with staff to plan their September visit.

Feedback from the initial visit has been very positive, and included remarks about Tallahassee-Leon County's sophisticated approach to economic vitality, including the dedication of funds to infrastructure and economic development. In addition, the consultants noted the breadth and depth of industries and the resources available to businesses at every stage of their life cycle. These encouraging discoveries have required the consultants to maximize the full month of December to complete their important work for our community. The Target Industry Study Project Management Plan (Attachment #1), which includes the ongoing competitive positioning phase, lays out a clear timeline for achieving specific milestones during each phase of the process, and reflects the updated schedule for providing the Final Report and Presentation to the Board. It is important to note the Board will receive a copy of the study in early January and that the consultants will be available at the March 2018 Board meeting to present their findings and engage the Board in discussion.

During the fall of 2017, the strategy development process will begin, which will build on preceding analyses and information to set goals and strategies as well as subsequent tactics and action items, and specific recommendations for targeting industries in Tallahassee-Leon County that not only demonstrate they are high-growth industries, but also enhance the existing Plan. A key takeaway will be the identification and selection of

up to six targeted industries for Tallahassee-Leon County, including two emerging, high-growth industries. The final report will equip OEV with sound information that will guide the development of a targeted marketing campaign and strategic engagement of a lead generation consultant to help execute the recruitment recommendations provided in the report. These lead generation efforts are anticipated to begin upon the completion of the Target Industry Study.

As previously stated, the final report also sets the stage for a targeted marketing campaign that not only bolsters the marketing and communications plan, but also complements the Talent Gap Assessment staff is performing in collaboration with workforce development partners and the Greater Tallahassee Chamber of Commerce (discussed in more detail in Item #5). Target industry studies are designed to conduct an in-depth product review and asset mapping to help communities discern what industries are viable for recruitment, determine whether they have the necessary talent to support those industries or equip them with a strategy for developing the talent pipeline, and develop accurate messaging to promote all the benefits they have to offer prospective clients. Equipped with the building blocks necessary to apply a strategic lens to its marketing and communications plan, and a laser-like focus to its talent pipeline development, staff anticipates bringing a recommendation to the Board in early 2018 to dedicate funding from the BRI fund to support the marketing and communications plan, which will be executed upon completion of the Target Industry Study. This marketing plan will assist OEV in maximizing its resources to better position and promote Tallahassee-Leon County as a business generator.

Disparity Study

Minority and women-owned small businesses provide important financial and leadership contributions to the creation and preservation of a healthy local economy. Understanding that supporting these enterprising businesses requires the same level of planning, strategy and ongoing refinement of services as business retention or recruitment, Leon County commissioned a committee to evaluate the current Minority, Women and Small Business Enterprise (MWSBE) programs over a six-month period. At the end of the evaluation, the committee provided a list of recommendations for improving services. Currently, Tallahassee-Leon County is conducting a new Disparity Study to improve program goals, measurements and thresholds, and as such the strategies and tactics below seek to expand those recommendations rather than reaffirm or duplicate. The scope of work includes the following:

- Anecdotal analysis of the MWSBE Program, which is designed to explain and interpret statistical findings. Courts have ruled that the combination of disparity study findings and anecdotal evidence provides the best case for demonstrating the existence of historical discriminatory practices, if any.
- Developing a Tiered Certification Program, taking into consideration other programs including but not limited to the City of Tallahassee's UCP Program and the FDOT DBE certification process, and modifying existing certification thresholds and size standards, if necessary.
- Defining measurable goals and benchmarks.

- Examination of methods to ensure contract compliance, monitoring and enforcement.
- Developing a uniform MWSBE policy for the County and City, which includes an evaluation policy for applying the MWBE targets to awarding projects.
- Review and update of the City's DBE Plan.
- Expenditure analysis for all County, City, and all other related agencies (i.e. Blueprint).
- Consideration to allow MBE or WBE primes to count self-performed work to meet the aspirational targets for the applicable category.
- Developing a Mentor-Protégé Program for certified MWSBE vendors.
- Modifications to the SBE program including but not limited to: graduation requirements, increase the set aside ceiling for SBE projects to at least \$250,000, and automatically certify MWBEs as SBEs, when eligible.

This study, currently underway, will provide recommendations for long-term changes to the MWSBE policies and procedures based on research of applicable best practices as seen in MWSBE programs across the nation. Since the last Board meeting on June 13, 2017, staff has continued to work in cooperation with the consultants, as well as the Minority, Women, and Small Business Enterprise Citizens Advisory Committee (MWSBE CAC), which provides oversight and guidance on OEV MWSBE programs, including the Disparity Study. Staff anticipates that the Disparity Study will be completed by late June 2018, with findings to be presented to the Board at its September 2018 meeting. A full list of milestones and associated deliverables, as well as a project timeline are included in Attachments #2 and #3, respectively.

Recognizing the impact of MWSBE businesses on the Tallahassee-Leon County economy, it is imperative to implement a suite of strategies and tactics that go beyond setting aspirational goals and targets. The Disparity Study will help staff best serve MWSBE firms and continue to provide access to City and County procurement to help local firms reach their full potential.

CONCLUSION:

As discussed throughout this item, OEV is working diligently to position itself as the community's front door for economic development needs and business solutions. As directed by the Board, these efforts include the implementation of the Plan to guide our community's economic development efforts and objectively evaluate the progress being made toward the achievement of our goal. Through the completion of the Target Industry Study and Disparity Study, OEV seeks to maximize its effectiveness in implementing the Plan by keeping a current, well-informed perspective of multiple factors that impact the local economic development ecosystem. Staff anticipate that completion of these two major studies will continue to promote economic vitality and community/business engagement in Tallahassee-Leon County and increase the community's overall economic competitiveness.

ACTION BY EVLC AND CAC:

The EVLC and CAC approved the status update on the Office of Economic Vitality's major studies in progress at their July 20, 2017 and September 7, 2017 meetings, respectively.

OPTIONS:

1. Accept the Status Report on the Office of Economic Vitality's Major Studies in Progress.
2. Do not accept Status Report on the Office of Economic Vitality's Major Studies in Progress.
3. Board Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. Target Industry Study Project Management Plan
2. Disparity Study Milestones and Associated Deliverables
3. Disparity Study Timeline (Gantt)



Project Management Plan - Tallahassee-Leon County Office of Economic Vitality Target Industry Study Analysis and Selection Study, Economic Retrospective Study, and Incuba

[illegible]

Project Managemetion and Acceleration Analysis: August 15, 2017

Site Visit Symbol " ② "	January					February				Notes
Task	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	
1. Project Kickoff										
Prepare contact list										
Execute contract										
Execute subcontract										
Prepare kickoff call and meeting agendas										
Hold kickoff call										
Schedule weekly call and send out call numbers										
Hold kickoff meeting										
Revise PMP as necessary										
2. Review of Prior Materials										
Identify relevant materials										
Review materials										
3. Economic Retrospective										
Economic base assessment										
Workforce assessment										
Comparison matrices										
Economic investment inventory										
4. Stakeholder Interviews										
Develop list of interview types/categories										
Circulate model text for invitations										
Confirm site visit dates										
Schedule interviews										
Develop and disseminate topics/questionnaire										
Site visit #2 - conduct in-person and group interviews										
Additional phone interviews if necessary										
5. Industry Cluster Analysis and Selection Study										
Identify five industry clusters										
Analyze targeted clusters										
Draft balance sheet of targeted clusters										
Opportunities, constraints, and guiding principles										
6. Incubator and Accelerator Study										
Develop understanding of business formation/entrepreneurial landscape										
Analyze landscape to identify gaps										
Prepare recommendations										
7. Presentation of Findings and Workshop										
Schedule workshop (date set; time TBD)										
Draft study report										
Forward to OEV for initial review and feedback										
Site visit #3 - conduct workshop Monday 9/13										
8. Revision Period and Guiding Recommendations										
Use feedback from workshop to develop recommendations more fully										
Develop form of draft document or matrix to incorporate recommendations into strategic plan										
9. Final Document and Board Presentation										
Confirm February Board Meeting										
Prepare final document(s)										
Prepare presentation		Review/Revise								
Presentation sent to Board before meeting										
Site visit #4 - Board presentation						④				

Milestone and Associated Deliverables	Deliverable Work Product	Payment Amount	Estimated Completion Date
Milestone 1: Contract Signing			
<i>Acceptance Criteria:</i> <i>Signed Contract including Exhibit A</i>	<i>Define Project Strategies and Plan Project Scope, Define Project Approaches, Consolidate Overall Scope Plan, Create High-Level Project Plan to satisfy Exhibit A requirements checklist.</i>		
Milestone 2: Project Management Objectives		\$87,480.00	10/31/18
<i>Acceptance Criteria:</i> <i>Monthly Progress Reports (15 total)</i>	<i>Project Communication Plan. Project Schedule Monthly Progress Reports SharePoint/FTP Sites</i>	<i>(\$5,832.00 billed monthly)</i>	
Milestone 3: Initiate and Finalize Work Plan		\$20,430.00	7/7/17
<i>Acceptance Criteria:</i> <i>Final Work Plan</i>	<i>Final Work Plan</i>		
Milestone 4: Advise/Assist in the Creation of a Task Force		\$6,240.00	9/18/2017
<i>Acceptance Criteria:</i> <i>Diverse Task Force:</i> <i>Development (50%)</i> <i>Establishment (50%)</i>	<i>Diverse Task Force</i>		
Milestone 5: Legal Review and Analysis		\$3,810.00	10/6/17
<i>Acceptance Criteria:</i> <i>Legal Review Chapter</i>	<i>Detailed legal review of Croson and other relevant court cases</i>		
Milestone 6: Purchasing, Policies, Practices, & Procedures Review and Analysis		\$13,710.00	10/13/17
<i>Acceptance Criteria:</i> <i>Purchasing Policies, Practices, and Procedures Chapter</i>	<i>Written summary of purchasing policies, procedures and practices</i>		
Milestone 7: Data Evaluation, Collection, & Processing		\$38,047.50	12/15/17
<i>Acceptance Criteria:</i> <i>Data Assessment and Data Collection Plans (15%):</i> <i>City (5%)</i> <i>County (5%)</i> <i>Blueprint (5%)</i> <i>Data Collection (85%):</i> <i>City (28.33%)</i>	<i>Data Assessment and Data Collection Plan</i>		

Milestone and Associated Deliverables	Deliverable Work Product	Payment Amount	Estimated Completion Date
<i>County (28.33%)</i> <i>Blueprint (28.33%)</i>			
Milestone 8: Relevant Geographical Market Area Analysis		\$12,045.00	2/23/18
<i>Acceptance Criteria:</i> <i>Market Area Report</i>	<i>Analysis and identification of relevant geographical market</i>		
Milestone 9: Public Sector Utilization		\$10,597.50	4/30/18
<i>Acceptance Criteria:</i> <i>Utilization Report</i>	<i>Analysis of prime and subcontractor utilization in the specified industry categories.</i>		
Milestone 10: Estimation of Available Firms		\$39,810.00	6/1/18
<i>Acceptance Criteria:</i> <i>Preliminary Availability Reports:</i> <i>City</i> <i>County</i> <i>Blueprint</i>	<i>Create Master Availability Database</i> <i>Determine number of available firms in the marketplace</i>		
Milestone 11: Public Sector Disparity Ratios		\$9,495.00	6/29/18
<i>Acceptance Criteria:</i> <i>Set of disparity indices, tests for statistical significance</i>	<i>Compare utilization and availability data to determine levels of disparity for business owner classification, business/concession categories</i>		
Milestone 12: Conduct Multivariate Analysis		\$6,735.00	9/7/18
<i>Acceptance Criteria:</i> <i>Report of findings from econometric analysis</i>	<i>Econometric Analysis</i>		
Milestone 13: Private Sector and Nongoal Analyses		\$8,295.00	7/27/18
<i>Acceptance Criteria:</i> <i>Private sector utilization report</i>	<i>Building permits analysis</i> <i>Public Use Microdata Sample (PUMS) analysis</i> <i>U.S. Census Survey of Business Owners (SBO) analysis</i>		
Milestone 14: Conduct Capacity Analysis		\$6,052.50	9/14/18
<i>Acceptance Criteria:</i> <i>Capacity Analysis Report</i>	<i>Capacity analysis</i>		
Milestone 15: Collect and Analyze Anecdotal Information		\$84,078.75	8/24/18
<i>Acceptance Criteria:</i> <i>Anecdotal data analysis report</i> <i>Community Meetings</i> <i>Business Owner Interviews</i>	<i>Community Outreach Plan</i> <i>Project Specific Website</i> <i>Community Meetings (10)</i> <i>Business Owner Interviews (75)</i>		

Milestone and Associated Deliverables	Deliverable Work Product	Payment Amount	Estimated Completion Date
<i>Focus Groups</i> <i>Survey of Vendors</i> <i>Stakeholder Interviews</i>	<i>Focus groups (5)</i> <i>Survey of Vendors</i> <i>Stakeholder interviews (20)</i>		
Milestone 16: Review Effectiveness of Race-and Gender-Neutral Remedies		\$1,935.00	8/31/18
<i>Acceptance Criteria:</i> <i>Report on review of race- and gender-neutral remedies and recommendations</i>	<i>Input/Feedback Sessions (10)</i> <i>Conduct best practices research</i>		
Milestone 17: Identify Narrowly Tailored Race-, and Gender-Neutral and Race-, and Gender-Based Remedies		\$7,147.50	9/14/18
<i>Acceptance Criteria:</i> <i>Report identifying race- and gender-neutral remedies, problem areas, and race- and gender-specific remedies</i>	Identify race- and gender-neutral remedies Identify problem areas where race- and gender-neutral remedies will not correct Identify narrowly tailored race- and gender-based remedies		
Milestone 18: Prepare and Present Draft and Final Report		\$35,673.75	10/8/18
<i>Acceptance Criteria:</i> <i>Draft and final reports and presentations/workshops</i>	<i>Draft and final reports</i> <i>Copies of data files</i> <i>Copies of anecdotal instruments</i> <i>Formal final report</i> <i>presentations/workshops</i>		
Milestone 19: Update Office's Consolidation & Assist in Developing Uniform Policies, Procedures, and Programs		\$11,115.00	10/31/18
<i>Acceptance Criteria:</i> <i>Report on effectiveness of race- and gender-neutral measures</i> <i>Updated policies, procedures and programs for Office of Economic Vitality</i> <i>Prioritized recommendations</i> <i>Tactical Plans</i>	<i>Report of effectiveness of race- and gender-neutral measures</i> <i>Updated policies, procedures and programs for Office of Economic Vitality's consolidation of MWSBE programs</i> <i>Prioritized recommendations</i> <i>Tactical Plans</i>		
Total		\$402,697.50	

Tallahassee-Leon County MWSBE Disparity Study Timeline

[illegible]

#8

Acceptance of the Status Report
on the Formation of a Magnetic
Technologies Task Force for
Tallahassee – Leon County by
the Economic Vitality Leadership
Council

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

TITLE: Approval of the Status Report on the Formation of a
Magnetic Technologies Task Force for Tallahassee – Leon
County

Date: September 19, 2017

Requested By: OEV Staff

Contact: Office Economic Vitality

Type of Item: Consent

STATEMENT OF ISSUE:

This agenda item provides the Intergovernmental Agency Board of Directors (“the Board”) with a status report on the formation of a Magnetic Technologies Task Force for Tallahassee-Leon County.

STRATEGIC PLAN:

The status report on the Magnetic Technologies Task Force directly supports goal 1.B. of the Economic Development Strategic Plan:

- a. Form an advisory group called the Magnetic Technologies Task Force to be chaired by a private business leader (who will also serve on the Economic Vitality Leadership Council) with knowledge in the industry.
- b. Working with all the stakeholders, conduct business intelligence to identify potential customers for magnetic technologies which may benefit from a location close to the National High Magnetic Field Laboratory (MagLab).

SUPPLEMENTAL INFORMATION:

Background

During the July 20, 2017 Economic Vitality Leadership Council (EVLC) meeting, EVLC members recommended forming a Magnetic Technologies Task Force to support the achievement of goal 1.B. of the Strategic Plan, referenced above. Under this broader goal, the plan specifically recommends the formation of a focus group, the Magnetic Technologies Task Force, to be chaired by a private business leader with knowledge in the industry, who will also serve on the Economic Vitality Leadership Council. This agenda item provides a status report on the formation of the Magnetic Technologies Task Force for Tallahassee-Leon County.

Magnetic Technologies Task Force

As outlined in the Strategic Plan, the research around the National High Magnetic Field Laboratory (MagLab) is world renowned and provides an immediate competitive advantage in the marketplace. The Strategic Plan calls for the establishment of collaborative partnerships with key ecosystem partners, such as Florida State University (FSU), and Florida Agricultural and Mechanical University (FAMU) to leverage resources and assets for developing a technology cluster centered on the MagLab to recruit industry and talent. To support the attainment of this broader goal, the plan recommends the formation of a focus group called the Magnetic Technologies Task Force. This task force is designed to provide guidance and input on growing the cluster of research and businesses in the magnetic technologies industries. The plan stipulates that this taskforce be chaired by a private business leader also serving on the EVLC with knowledge in the industry. The plan also recommends that the taskforce be limited in size, and work with staff and FSU to provide guidance and input on growing the cluster of research and businesses in the magnetic technologies industries.

As discussed previously, the EVLC approved the recommendation to form the Magnetic Technologies Task Force and appointed Mr. Ricardo Schneider, President and CEO of Danfoss Turbocor as Chair, and deferred to him and OEV staff to identify the appropriate partners (private and public sector) to participate on the task force. The EVLC also accepted staff's recommendation that the task force convene the first meeting by early September 2017.

The magnetic technology cluster strategy not only provides opportunities in technology transfer and commercialization, but also in business recruitment. The task force allows staff to build on current outreach efforts to support the growth of this technology cluster and eventually grow advanced manufacturing in the region. Additionally, building on the success and best practices surrounding the MagLab, the task force is anticipated to seek out future tactics for cluster development in biotechnology, energy, engineering, environmental studies, materials, medical, research tools and software, which will be further refined to reflect the results of the Target Industry Cluster Analysis and Selection Study, which will be released in early 2018.

On August 23, 2017, a conference call was held with the Council to discuss the composition of the task force with the goal of keeping it small and nimble, limited to six representatives, and to be staffed by OEV. It is anticipated that the EVLC will meet in late September to clearly outline short- and long-term targets for the taskforce. The ultimate goal is to cultivate a magnetic technologies cluster around existing technology assets which includes establishing a plan for working with existing magnetic technologies partners, identifying gaps in cluster growth, and conducting business intelligence to identify potential customers for magnetic technologies that may benefit from a location close to the MagLab. Staff will provide additional updates on the Magnetic Technologies Task Force at the December 5, 2017 Board meeting.

CONCLUSION:

As discussed throughout this item, OEV is working diligently to enhance the community's economic competitiveness by building upon existing assets, research opportunities, and forecasted growth in the magnetic technologies field. To this end, the Magnetic Technologies Task Force will provide invaluable guidance and input on growing research and critical mass in the magnetic technology industry. As the task force continues to take shape with the appointment of the remaining membership, staff will continue to provide updates to the Board on the development of target objectives and progress toward magnetic cluster growth.

ACTION BY EVLC AND CAC:

The EVLC and CAC approved the creation of the Magnetic Technologies Task Force in accordance with Goal 1.B.1.a-b of the Economic Development Strategic Plan at their July 20, 2017 and September 7, 2017 meetings, respectively.

OPTIONS:

1. Accept the Status Report on the Formation of a Magnetic Technologies Task Force for Tallahassee-Leon County.
2. Do not accept the Status Report on the Formation of a Magnetic Technologies Task Force for Tallahassee-Leon County.
3. Intergovernmental Agency Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. Magnetic Technologies Plan (Addendum to the Strategic Plan).

Tallahassee, Florida USA

“World Capital of Magnetic Technologies”



Tallahassee Economic Development & “World Capital of Magnetic Technologies”

Ambition

- Have a clear and ambitious **Vision** to expand an **Ecosystem** with a **Unique Value Proposition** to successfully create high paying **Jobs** and attract **High Tech Companies** for research, development, and manufacturing. A strong Ecosystem will accelerate related services and support businesses.
- We can expand the existing ecosystem around our unique differentiation:
 - The leading **Magnetic Laboratory** in the world with incomparable **infrastructure** and the highest **intellectual competences** in magnetic technologies and super conductors (**MagLab**)
 - **FSU's** state-of-art **laboratories** such as Material Science, Power Electronics, and Aerodynamics
 - The pioneer and global leader in **Oil Free Magnetic** HVAC compressors, Danfoss Turbocor
- We must build on our field of expertise and stay focused on attracting businesses that are related to **Magnetic Technologies**.
- With a “**Rifle Focus Strategy**” we have a better chance at winning when we are competing with other high technology hubs like Palo Alto, Boston, Austin, etc.

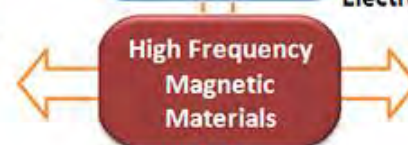
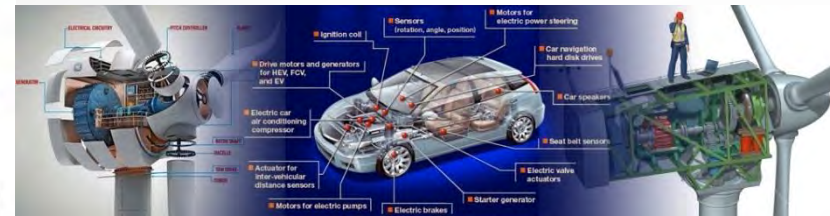
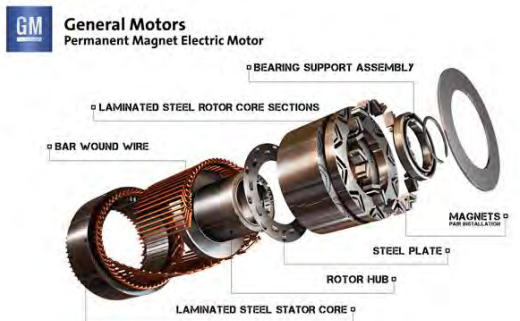
Critical Success Factors

- **Align** the community (FSU, Business Community and Public Sector) around a clear and ambitious **Vision**.
- Define a focused **Strategy** to successfully attract companies related with magnetic technologies.
- A detailed **Road Map & Process** with clear, short term and long term milestones.
- Build an **Organization** with the **skills and capability** to execute this strategy with clear **accountability**.
- Fully **transparent** and **uncomplicated** structure, including a small advisory board from the Business Community and FSU.

Local Leaders that support the proposal:

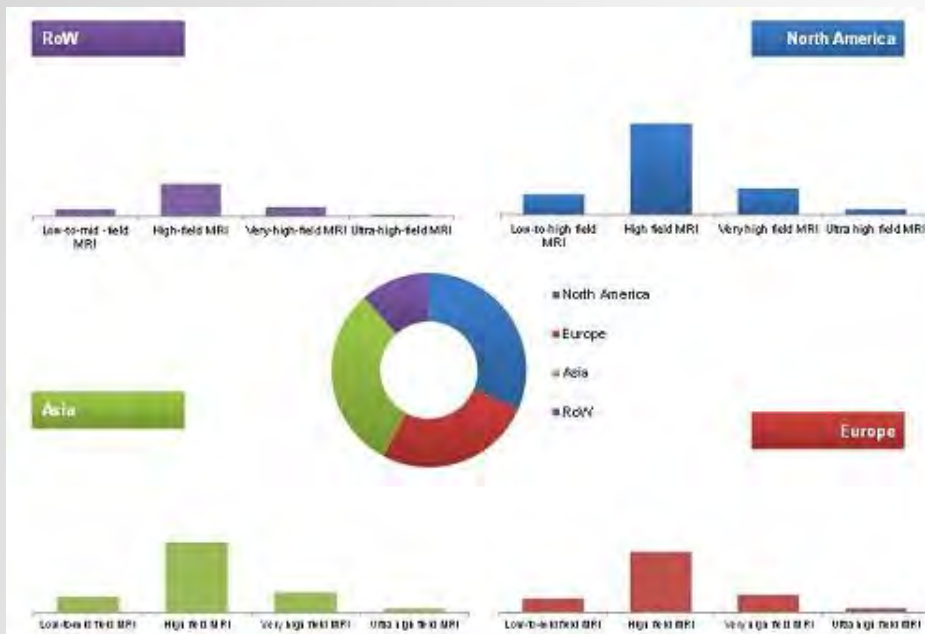
- John Thrasher – President Florida State University
- Gary K. Ostrander - Vice President for Research at Florida State University
- Steve Evans - IBM Executive (retired)
- Kim Williams – Business Owner Marpan
- David Loveless – Consultant and Chair of the Tallahassee Vistage Group
- Rob Atkisson – Business Owner Tribe Investments - Moe's Southwest Grill
- Laura Johnson – Business Owner & President of Coton Colors
- Eric Sharkey – President of Residential Elevators
- Ned Bowman – Director at FL Petroleum Market and Convenience Store Association
- Ricardo Schneider – Danfoss Turbocor – President

Applied Magnetic Technologies:



Example Target Companies - Medical MRI:

- GE Healthcare (U.K.), Hitachi Medical Corporation (Japan), Philips Healthcare (Netherlands), Siemens Healthcare (Germany), and Toshiba Medical Systems (Japan).



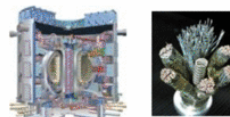
Major Market Applications for LTS

Key Applications

Medical Magnetic Resonance Imaging (MRI)
Magnets and Magnets for Scientific Instruments

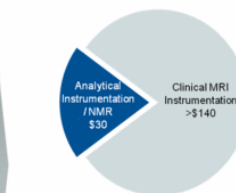


"Big Science" Research



LTS for MRI Market

(\$ in millions)
LTS is 3 - 4% of \$3-4 billion/year MRI systems market and growing ⁽¹⁾



BEST LTS Backlog



BRUKER
Energy & Supercon Technologies
A subsidiary of Bruker Corporation

Market Leading Customers

Medical MRI/NMR Customers

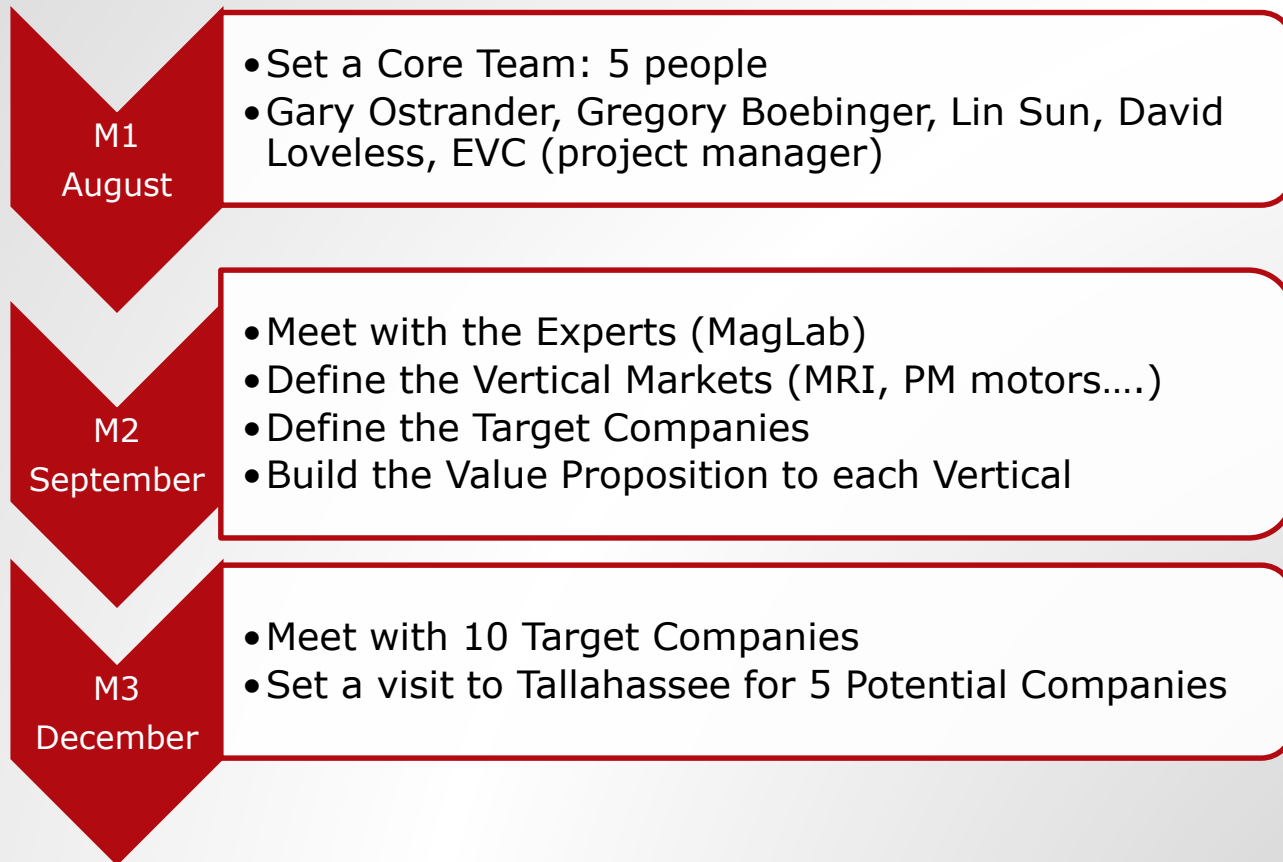


"Big Science" Customers



(1) Research and Markets, "Magnetic Resonance Imaging (MRI) - Advanced Technologies and Global Market (2010 - 2015)"

Next Steps: 2017 Objectives - Deliverables



#9

Acceptance of Status Report
and Authorization to Continue
Supporting the Annual Big Bend
Minority Enterprise Development
Week Program

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

TITLE: Acceptance of Status Report and Authorization to Continue Supporting the Annual Big Bend Minority Enterprise Development Week Program

Date: September 19, 2017

Requested By: Staff

Contact: Office of Economic Vitality

Type of Item: Consent

STATEMENT OF ISSUE:

This agenda item provides the Intergovernmental Agency Board of Directors (“the Board”) with a status report on the Annual Big Bend Minority Enterprise Development (MED) Week and seeks authorization to continue staff support of this program.

STRATEGIC PLAN:

This agenda item directly supports Goal 3 of the Economic Development Strategic Plan:

Better identify, understand, and align all available assets, organizations, and resources towards shared economic growth objectives. Encourage collaboration among the many entities impacting the economic development environment to work together for maximum competitiveness.

SUPPLEMENTAL INFORMATION:

For the last 24 years, the community has observed the federally created Big Bend Minority Enterprise Development (MED) Week observances typically held during the first week in October and celebrates a theme designated by the United States Department of Commerce.

Local activities are organized by the Big Bend MED Week Committee, Inc., which is a 501(c) (3) corporation. The Board of Directors of this Committee includes a variety of partners in local economic development ecosystem and the Tallahassee-Leon County Office of Economic Vitality (OEV), specifically the Minority Woman and Small Business Enterprise Division. The 18 member MED Week Committee includes leaders from other MWSBE offices, public entities and local businesses including:

- Alfred Henderson, Access Florida
- Darryl Jones, Tallahassee-Leon County Office of Economic Vitality
- Dexter Martin, County Schools Small Business Enterprise Program

- Donna Williams, Office of Supplier Diversity, DMS
- Dilcy Hogan, Nattash Graphic Designs & Web Development
- Edward Acoff, Florida State University
- Antonia Smith, Big Bend Minority Chamber
- Hue Reynolds, Office of Supplier Diversity, DMS
- Jeanette Lindsey, City of Tallahassee DMA-Retiree
- Keith Bowers, FAMU/SBDC
- Kimberly Moore, Tallahassee Community College
- LaTanya Raffington, Tallahassee-Leon County Office of Economic Vitality
- Maicel Green, Talquin Electric Cooperation
- Rick Paul, Tallahassee Community College
- Roderick McQueen, Leon County Schools SBE Program
- Rachael Favors, Florida State Minority Supplier Development Council (FSMSDC)
- Robert Nixon, Gadsden County Chamber of Commerce
- Shanea Wilks, Tallahassee-Leon County Office of Economic Vitality

The responsibility of the committee is to plan the activities of MED Week. The activities are commensurate with OEV's four-point model to engage, educate, equip and empower all businesses that are certified. LaTanya Raffington, Senior MWSBE Coordinator, is currently the Chair. The remaining staff, Darryl Jones, MWSBE Deputy Director, and Shanea Wilks, Senior MWSBE Coordinator, are also involved in coordinating the activities associated with this worthwhile celebration of minority enterprise and economic development. These staff members sit on the Board with no compensation or pecuniary benefit and assist the committee with the implementation of activities. Previously, City and County MWSBE staff participated on the Committee, with the City taking the lead to provide staff support on MED Week activities. Currently, OEV has budgeted \$1,000 to serve as a Platinum sponsor for MED Week 2017 on behalf of the City and County. Staff recommends the Board authorize staff to continue to support the MED Week Committee in an administrative and programmatic capacity and financially as a Gold sponsor.

This year MED Week will be held during the week of October 2 – 6, 2017. Activities include capacity-building workshops, networking activities, procurement development exercises, awards luncheon and a golf tournament. Attachment #1 is a draft calendar for this year's events.

CONCLUSION:

OEV is committed to fortifying its presence as a resource for minority and women owned businesses. To that end, MED Week activities directly align with the goals of the economic development strategic plan and assist the MWSBE Program in several ways such as (1) build capacity for certified MWSBEs through collaboration with agencies and their services designed to support local businesses; (2) recruit qualified minority and women-

owned businesses for certification; (3) raise awareness of the number and variety of industries in which women owned and minority owned businesses are represented and; (4) provide staff the opportunity to cooperatively interface with business partners, learning institutions and minority enterprise professionals in the execution of a program of activities.

OPTIONS:

1. Acceptance of the status report and authorize the continued support of MWSBE staff in the administration of the annual activities of the MED Week Committee.
2. Do not accept the status report and nor authorize the participation of MWSBE staff in the administration of the annual activities of the MED Week Committee.
3. Board Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. MED Week Calendar of Events



MINORITY ENTERPRISE DEVELOPMENT WEEK 2017
Calendar of Activities

TUESDAY – October 3rd, MED Week Kickoff Reception – 6pm -8pm

- Presentation of The 2017 MED Week Minority Business and Woman Business of the Year Awards

WEDNESDAY – October 4th, OSD Supplier Diversity Exchange - 8:30 am-12:30 pm

- Participants will have the opportunity to meet with state and local agencies regarding doing business as a vendor

WEDNESDAY – October 4th Women Wednesdays 10am -3pm

- An initiative to foster a diverse and inclusive culture ripe with women who enrich the community with their talents

WEDNESDAY – October 4th Working Cass Wednesdays 6pm - 9pm

- Tallahassee's Premiere Social Networking, Business Mixer professionals

THURSDAY – October 5th, MED Week Workshops – 8:30 am -11:15 am

- Various business development workshops will be offered to registrants

THURSDAY – October 5th, Big Bend MED Week Business Awards Luncheon – 11:30 am

- Keynote Speaker: Marie Johns former Deputy Administrator of the U.S. SBA
- *Presentation of the 2017 "Reginald L. Rolle" Economic Development Champion of the Year Award*

FRIDAY – October 6th, 5TH ANNUAL BBMC GOLF CLASSIC 8:00 am

#10

Approval of the Urban Vitality
Job Creation Pilot Program and
Amended Investment Toolkit

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

TITLE: Approval of the Urban Vitality Job Creation Pilot Program
and Amended Investment Toolkit

Date: September 19, 2017

Requested By: OEV Staff

Contact: Office of Economic Vitality

Type of Item: General Business

STATEMENT OF ISSUE:

This agenda item requests approval to include the Urban Vitality Job Creation Pilot Program in the Tallahassee-Leon County Office of Economic Vitality (OEV) Incentive Toolkit.

STRATEGIC PLAN:

The inclusion of the Urban Vitality Job Creation Pilot Program directly supports Goal D.1. of the Economic Development Strategic Plan:

Responsible allocation of resources to achieve today's goals as well as to refine the foundation for future growth.

SUPPLEMENTAL INFORMATION:

Background

At their October 27, 2016 meeting the Blueprint Intergovernmental Agency Board of Directors ("the Board") approved the Economic Development Strategic Plan for Tallahassee-Leon County, the first-ever long-term plan of its kind for the community. The plan reflects the Board's desire to invest in and cultivate the evolving economic development landscape and calls for the community to more competitively position itself for economic opportunity. The Board also adopted the Policies and Procedures Manual for OEV, which formally guides staff activity and ensures appropriate and responsible use of organizational resources as well as a successful, customer-centric approach to economic development. In addition, the Board directed staff to develop for consideration additional policies for the Investment Toolkit.

This agenda item specifically seeks the inclusion of the Urban Vitality Job Creation Pilot Program to OEV's Investment Toolkit. A complete list of programs in the Toolkit, including

the proposed new program, is provided in Table #1. Staff is currently updating the OEV website to include an interactive and user-friendly listing of OEV's investment programs.

Table #1: Investment Toolkit Programs

Investment Toolkit Programs	
Program Name	Program Source
Qualified Target Industry Tax Refund	State of Florida (80% funding from State, 20% funding from City/County)
Qualified Defense & Space Contractor Tax Refund	State of Florida
Capital Investment Tax Credit	State of Florida
High Impact Performance Incentive Grant	State of Florida
Quick Response Training Grant	State of Florida
Incumbent Worker Training Grant	State of Florida
Economic Development Transportation Fund	State of Florida
Rural Incentives	State of Florida
Urban High Crime Job Tax Credit Program	State of Florida
Brownfield Incentives	State of Florida (80% funding from State, 20% funding from City/County)
Your Own Utilities Green Incentives	City of Tallahassee
Property Assessed Clean Energy Program	Leon County
DesignWorks	Tallahassee-Leon County Planning Department
Targeted Business Program	OEV
<i>Urban Vitality Job Creation Pilot Program</i>	<i>OEV - Pending</i>
<i>Local Manufacturing Competitiveness Program</i>	<i>OEV – Approved by the IA and currently being developed in coordination with Planning and City and County Growth Management Departments</i>

Urban Vitality Job Creation Pilot Program

The Urban Vitality Job Creation Pilot Program will serve as a locally-based program designed to spur job creation, encourage employment stability, and promote economic vitality in the Promise Zone. This area was identified by City of Tallahassee and Leon County staff in 2014-2016 to seek a federal Promise Zone designation and to incentivize small businesses located in disadvantaged areas in Tallahassee-Leon County. In 2016, the City and County allocated a portion of Community Human Services Partnership funding for agencies to expand services and programs in this area. It is important to note that the Strategic Plan allows for flexibility to address issues created by existing market needs, and encourages OEV to allocate funding that addresses immediate needs, mid-term strategies, and more long-term aspirational objectives. In order to continue achieving the economic inclusion and advancement, staff is recommending establishing the Urban Vitality Job Creation Pilot Program to spur economic growth within the specific geographic area of the Promise Zone.

This pilot program builds off of the State of Florida's existing Urban High Crime Area Job Tax Credit to establish a *local* job creation program. The state's Urban High-Crime Area Job Tax Credit Program provides tax credits to new or existing small businesses physically located within one of the state's 13 designated urban high-crime areas and which meet a minimum job creation threshold for qualified employees (20 new qualified jobs for new businesses and 10 new jobs for existing businesses). The state allocated \$5 million for eligible businesses participating in this program this calendar year. The existing Qualified Target Industry (QTI) Refund Program offered by the State of Florida similarly incentivizes businesses that create full-time equivalent jobs offering average annual salaries at or above a county's average annual wage.

The proposed Urban Vitality Job Creation Pilot Program is tailored to businesses located in (or seeking to relocate to) the Promise Zone area that create new jobs (see Attachment #1). This program is a pay-for-performance program that provides a refund to eligible businesses. Refund values are determined by the number of jobs created and the average annual wage of the newly created jobs. It is designed to reduce barriers that businesses located in the Promise Zone face, by lowering the state-level required minimum job creation and average annual wage thresholds, which helps ensure the program business growth in a designated disadvantaged area, while responsibly allocating resources to achieve today's goal and refine the foundation for future growth. It is also designed to help lower the community's recidivism rate by providing job opportunities for all skill levels. It is important to note that requests for reimbursement will be considered on a first-come, first-served basis and that no more than \$7,000 will be awarded per fiscal year per eligible company. The program will be evaluated for continued use after a pilot period of three years.

On July 20, 2017, the Economic Vitality Leadership Council (EVLC) unanimously approved the recommendation of this pilot program for Board's consideration. During the EVLC discussion of the pilot program, members specifically commented on the program's prioritization of sustainable (i.e. long-term) job creation and adaptation to Tallahassee-Leon County's specific economic context, which ultimately were key factors in its unanimous approval. This agenda item recommends Board approval of the Urban Vitality Job Creation Pilot Program and associated funding, to be implemented on January 1, 2018. Upon approval, the Urban Vitality Job Creation Pilot Program will be included in Investment Toolkit.

Funding

In FY 2017, the County and the City appropriated \$1 million (\$500,000 each) to support the Business Recruitment and Incentive (BRI) fund that is designed to leverage and maximize job creation opportunities. This appropriation allows for quick responsiveness regarding future job creation opportunities through dedicated and readily available funding. The establishment of this fund allows staff to manage a central fund for the issuance of local incentive payments. At this time, funding is available within the BRI fund for the three year (2018-2020) Urban Vitality Job Creation Pilot Program (\$25,000 per year, a total of \$75,000). Currently \$631,972 has been allocated through Fiscal Year 2019

for these efforts – including funding for the Urban Vitality Job Creation Program, which is pending Board approval. However, in order to continue to remain competitive in business expansion and attraction efforts, the Board may wish to consider appropriating additional funds in the future to the BRI until the Blueprint 2020 sales tax dollars are available.

Next Steps in New Program Development

In order to secure increased economic vitality outcomes and a strong return on investment, staff continues to research, track and apply industry standards and best practices for economic development offices. To that end, staff is developing the following initiatives for future Board consideration: 1) the Opportunity Fund, 2) the Talent Gap Assessment, and 3) the Competitiveness Fund. Each of these three program initiatives, the latter two of which are still under development, are discussed in detail below.

Talent Gap Assessment

During the July 20, 2017 Economic Vitality Leadership Council (EVLC) meeting, EVLC members recommended that staff continue to collaborate with ecosystem partners to investigate what, if any, gaps exist in the local talent pipeline, as well as identify possible solutions, if needed, to prepare the labor force to meet the needs of the existing and emerging economy. EVLC members recommended that staff bring an update on the status of the workgroup to the Board for consideration at the September 19, 2017 meeting.

Staff is currently working alongside internal and external partners to catalog existing training programs and opportunities, and explore best practices in addressing talent pipeline gaps and will utilize the findings and recommendations that emerge from the Target Industry Study to ensure future training programs will support growing industries in Tallahassee-Leon County. The study, which is anticipated to be completed in early 2018, will pinpoint high-opportunity industries and sub-sectors as well as determine and/or identify available workforce to support the high-opportunity industries and sub-sectors. Upon completion of the study, OEV will leverage the expertise of the Talent Gap Assessment workgroup and Economic Vitality Leadership Council to review its findings and, if needed, provide recommendations for increasing Tallahassee-Leon County's competitiveness. Staff anticipate that these findings will be presented to the EVLC for review and comment and then to the Board for approval in the future and as early as their next regularly scheduled meeting.

Opportunity Fund

Staff is in the process of creating a locally-based program, the Opportunity Fund, which recognizes the vital role ecosystem partners play in the economic development landscape. It is being developed as a mechanism for providing supplemental funds to help execute programs that directly support the community's long-term plan for strategic economic development and that can further demonstrate a proven return on investment. Additionally, the Opportunity Fund, if approved by the Board, will recognize the value of the specific objectives provided in the Strategic Plan by tailoring this program to those organizations that seek to execute programs aimed at accomplishing objectives that benefit the community as a whole via proven and adequately verifiable deliverables and

outcomes. Staff intend to bring the Opportunity Fund forward to the Economic Vitality Leadership Committee (EVLC) for review and comment and then to the Board for approval in the winter.

Tallahassee-Leon County Competitiveness Fund

The Economic Development Strategic Plan recommends creating a Tallahassee-Leon County Competitiveness Fund as one of OEV's immediate tactics, which supports strategy 1.D.4. of the Plan. The Competitiveness Fund would serve as a "deal-closing" fund that awards cash grants to major relocation projects, provided the company has achieved certain milestones and demonstrates a significant return on investment to the local community. Funds would be paid out *after* the business has made a substantial capital investment to the project. Importantly, sanctions and penalties would be included in each contract to protect taxpayer investments. Supporting metrics would include minimum number of jobs and private capital investment. Staff is currently developing the program and will present it to the EVLC for review and comment upon the conclusion of the Target Industry Study, which is estimated to be completed in early 2018, and then to the Board for approval at its March meeting.

CONCLUSION:

In summary, OEV recommends approval of the Urban Vitality Job Creation Pilot Program and amended Investment Toolkit to demonstrate OEV's customer-centric approach to economic development opportunities. These programs augment programs offered by the State of Florida as well as previously approved local programs.

The adoption of the Urban Vitality Job Creation Pilot Program will allow OEV to diminish competitive disadvantages while vying for high-impact business development opportunities. The program will be conducted in an accountable, open, inclusive, and transparent manner. In the global economy, there exists serious international competition for competitive projects, and by offering a favorable business climate, sophisticated talent, and a robust financial and non-financial incentives package a competitive case for business development in Tallahassee-Leon County is created. The Investment Toolkit provides the community with a competitive advantage to secure increased economic vitality outcomes and a strong return on investment.

ACTION BY EVLC AND CAC:

The EVLC and CAC approved the Tallahassee-Leon County Urban Vitality Job Creation Pilot Program and amended Investment Toolkit at their July 20, 2017 and September 7, 2017 meetings, respectively.

OPTIONS:

1. Approve the Tallahassee-Leon County Urban Vitality Job Creation Pilot Program and Amended Investment Toolkit.

2. Do not approve the Tallahassee-Leon County Urban Vitality Job Creation Pilot Program, and Amended Investment Toolkit.
3. Intergovernmental Agency Direction.

RECOMMENDED ACTION:

Option #1.

Attachments:

1. Tallahassee-Leon County Urban Vitality Job Creation Pilot Program



URBAN VITALITY JOB CREATION PILOT PROGRAM



Tallahassee-Leon County Office of Economic Vitality
315 S. CALHOUN STREET, SUITE 450, TALLAHASSEE, FL 32301

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URBAN VITALITY_JOB CREATION PILOT PROGRAM

I. PROGRAM SUMMARY

The Urban Vitality Job Creation Pilot Program (“the Program”) is a local funding initiative of the Tallahassee-Leon County Office of Economic Vitality (OEV), a division of the Blueprint Intergovernmental Agency (“the Agency”). The Program is tailored for new or existing businesses located in designated disadvantaged areas in Tallahassee-Leon County to help encourage quality job growth. It is designed to provide eligible businesses that create jobs a pay-for-performance refund that is determined by the number of jobs created and the average annual wage of the created jobs.

Applications are accepted on a first-come, first-served basis provided sufficient funding for the program is available.

The pilot program will be evaluated for continued use after a three (3) year period. During the evaluation period, staff will also examine the need to update the designated disadvantaged areas .

II. ELIGIBILITY

(a) Businesses eligible for funding consideration must:

- (i) Be located in the Promise Zone area (see Attachment A);
- (ii) Be headquartered or independently owned and operated in Tallahassee-Leon County;
- (iii) Be predominately engaged in activities classified in one of the following Standard Industrial Classification (SIC) Codes:
 - 1) 01-09 Agriculture; Forestry; and Fishing
 - 2) 20-39 Manufacturing
 - 3) 52-57 Retail: Gen. Merch.; Food; Apparel, etc.
 - 4) 59 Misc. Retail (No Eating/Drinking)
 - 5) 70 Hotels and Other Lodging Places
 - 6) 422 Public Warehousing and Storage
 - 7) 781 Motion Picture Production and Allied Services
 - 8) 7391 Research and Development
 - 9) 7992 Public Golf Courses
 - 10) 7996 Amusement Parks
 - 11) Call Center/Customer Service Center (serving a multistate or international market)



- (iv) Be a “small business” as defined in Florida Statutes 288.703¹;
 - (v) Minimum number of two (2) additional qualified employees over the previous year²;
 - (vi) Pay an average annual wage at or above 75% of Leon County’s average annual wage (see Attachment B);
 - (vii) Be for-profit;
 - (viii) Be financially fit; and
 - (ix) Demonstrate the hiring of new employees resulted in a net increase in FTEs from the previous six (6) months prior to application.
- (b) The firm must acknowledge that it will submit **only one** Application for Eligibility on behalf of **all** businesses within the firm’s ownership and control that are located in the designated Promise Zone area and qualify for the Urban Vitality Job Creation Pilot Program.

III. AVAILABLE FUNDS

- (a) The total amount of funding available for the Program in 2017-2018 is \$25,000.
- (b) No more than \$7,000 will be provided per fiscal year per approved firm.
- (c) Applications are reviewed in the order in which they arrive until all available funding has been awarded. A notification will be posted on www.OEVforBusiness.org when funds are no longer available.

¹ A “Small Business” is defined in section 288.703, F.S., as an independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state, which has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

² A “Qualified Employee” is any employee of an eligible business who performs duties in connection with the operations of the business on a regular, full-time basis for an average of at least 36 hours per week for at least 3 months within the qualified high-crime area in which the eligible business is located. An owner or partner of the eligible business is not a qualified employee. The term “Qualified Employee” also includes an employee leased from an employee leasing company licensed under chapter 468, Florida Statutes, if such employee has been continuously leased to the employer for an average of at least 36 hours per week for more than 6 months. Once an employee becomes a qualified employee of the eligible business, the person keeps that status until he or she is no longer actively working for that eligible business.



IV. AWARD AMOUNT

The total award is dependent upon the average annual wage of the jobs created, as shown below, times the number of jobs reported in the Incentive Application. A sample Incentive Application can be found in Attachment C.

Leon County Average Annual Wage	Annual / Hourly	Incentive Amount Per Eligible Job
75%	\$29,525 / \$14.19	\$500
100% (Leon County Average Annual Wage)	\$39,367 / \$18.93	\$750
115%	\$45,272 / \$21.77	\$1,000
150%	\$59,051 / \$28.37	\$1,500

V. EXCLUSIONS

Funding is not provided for:

- (a) Business owners or shareholders;
- (b) Contracted employees;
- (c) Employees who are not FTEs;
- (d) Retroactive job creation;
- (e) Business in operation less than three years;
- (f) Employees who have been employed less than six months with the business applying for funding; or
- (g) Jobs with an average annual wage less than 75% of Leon County's average annual wage.

VI. APPLICATION PROCESS

Factors that may affect the approval of the refund include, but may not be limited to, (i) availability of funds, (ii) the degree to which the location or relocation is affected by the awarding of funds, (iii) the level of community support, (iv) and the number of net new FTE jobs paying an average annual wage at or above 75% of Leon County's average annual wage.

OEV is responsible for performing due diligence to determine the business's eligibility. Staff will make a recommendation to the Director of PLACE, or designee. Once an incentive package is recommended by OEV staff to the Director of PLACE, or designee, he or she will have the budget authority to award applications and execute any and all documents up to \$25,000 per project for this program, as approved by the Blueprint Intergovernmental Agency Board of Directors, and under the oversight of the Intergovernmental Management Committee.



Following approval, a reimbursement agreement shall be executed specifying the total funding amount.

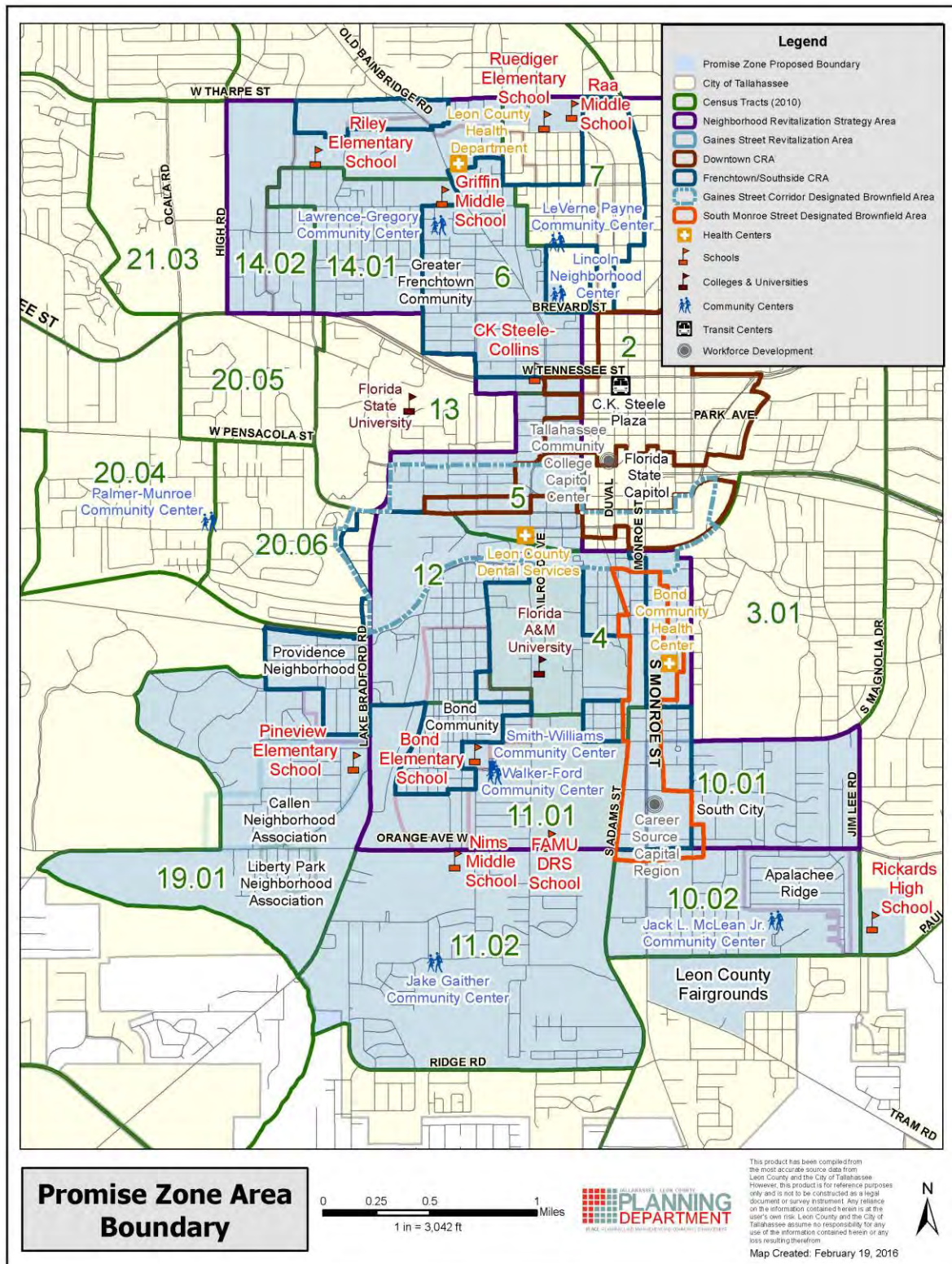
VII. REIMBURSEMENT AGREEMENT

- (a) A Reimbursement Agreement will be prepared and provided to the business for signature following award approval. The contract must be returned to OEV for signature either electronically at info@OEVforBusiness.org, or via mail at:

Office of Economic Vitality
Engagement & Operations Division
315 S. Calhoun Street, Suite 450
Tallahassee, Florida 32301

- (b) Once received, OEV will execute the contract. The executed contract will be provided electronically to all parties. No disbursement of funds may be made until the contract is fully executed.
- (c) The contract shall set forth all terms and conditions for use of funds.

ATTACHMENT A **PROMISE ZONE AREA MAP**



ATTACHMENT B

LEON COUNTY AVERAGE ANNUAL WAGE

Leon County Average Annual Wage	Annual / Hourly
75%	\$29,525 / \$14.19
100% (Leon County Average Annual Wage)	\$39,367 / \$18.93
115%	\$45,272 / \$21.77
150%	\$59,051 / \$28.37

ATTACHMENT C
URBAN VITALITY JOB CREATION PILOT PROGRAM
SAMPLE INCENTIVE APPLICATION

Date of Application: _____

Has this business submitted an Urban Vitality Job Creation application previously? _____ YES _____ NO

If yes, date of previous application: _____

Business Name: _____

Federal Employer Identification Number: _____

Florida Unemployment Insurance Compensation Number: _____

Physical Address: _____

Mailing Address (if different from above: _____

Contact Person: _____

Phone Number: _____ FAX: _____

The applicant is applying as: _____ a NEW BUSINESS¹ or as _____ an EXISTING BUSINESS²

First Day of Operations at this location: _____

¹ **New Eligible Business:** A new eligible business that, on the date of application, has at least the minimum number of qualified employees on the date of application shall receive a reimbursement per qualified employee in the amount per employee identified.

² **Existing Eligible Business:** An existing eligible business that, on the date of application, has at least the minimum number of additional qualified employees required for that tier than it had one year before the date of application shall receive a reimbursement for each such additional qualified employee in the amount per employee identified. To determine the number of additional qualified employees, the business must determine (a) the number of qualified employees currently employed as of the date of application and (b) the number of qualified employees then-currently employed as of one year prior to the date of application. If (a) is greater than (b) and the difference is equal to or exceeds the minimum number of additional qualified employees, then the difference between the two numbers shall be multiplied by the reimbursement per additional employee identified.

Standard Industrial Classification Code: _____

Most Recent Tax Year: _____ Total Gross Receipts: \$ _____

Gross Receipts from activities associated with the above SIC code (most recent tax year): \$ _____

Retail Receipts (most recent tax year)³: \$ _____

³ Receipts from retail sales are to be excluded except for businesses in SIC 52-57, 59, 70, 7992 and 7996.

REIMBURSEMENT CALCULATIONS

REIMBURSEMENT CALCULATION FOR NEW BUSINESS	
A) Reimbursement Amount	
B) Number of Qualified Employees as of Date of Application ⁶	
Base Reimbursement (A x B)	

REIMBURSEMENT CALCULATION FOR EXISTING BUSINESS	
A) Reimbursement Amount	
B) Number of Qualified Employees as of Date of Application ⁷	
C) Number of Qualified Employees as of 12 Months Before Date of Application	
D) Number of Additional Qualified Employees (B – C)	
Base Reimbursement (A x D)	

⁶ Please provide information on the Qualified Employees for whom you are claiming on the next page of this application.

⁷ Please provide information on the Qualified Employees for whom you are claiming on the next page of this application.

QUALIFIED EMPLOYEES

Please provide information on the qualified employees for whom the applicant is claiming a reimbursement. If necessary, attach a separate sheet listing this information.

EMPLOYEE NAME	S. S. NUMBER	REIMBURSEMENT
<i>Ex: Jane Doe</i>	<i>123-45-6789</i>	<i>\$1,000</i>

Under penalties of perjury, I declare that I have examined this form including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete.

Signature of Authorized Corporate Officer

Date

FOR OFFICE USE ONLY

A reimbursement of \$_____ is hereby _____ approved _____ not approved.

(Authorized Signature)

(Date)

SINGLE BUSINESS ENTITY AFFIDAVIT

The undersigned (an authorized corporate officer) hereby acknowledges that our firm _____
(Federal Employer Identification Number: _____) submitting a sole Application For Eligibility dated
_____ for the Urban Vitality Job Creation Program.

Pursuant to the definition of a “eligible business” in Section 212.097(1)(a), Florida Statutes, which states
“commonly owned and controlled entities are to be considered a single business entity,” we hereby
acknowledge that our firm (whether an individual store or a multitude of stores commonly owned and
operated by the corporation) shall be classified as a “single business entity” for the purposes of the Urban
Vitality Job Creation Program.

The firm acknowledges that at this time it may submit **only one** Application For Eligibility on behalf of **all**
businesses within the firm’s ownership and control that are located in the designated Promise Zone area and
qualify for the Urban Vitality Job Creation Program, in accordance with Section 212.097, Florida Statutes.

The firm acknowledges the businesses listed in the attached Application for Eligibility is/are its designee(s)
to apply for an Urban Vitality Job Creation reimbursement and it is our understanding that our firm _____
_____ will **not** be eligible to submit another Application For Eligibility until twelve (12)
months from the date of the application that we are submitting at this time.

Business Name

Authorized Signature

Date

Printed Name

Blueprint Intergovernmental Agency Board of Directors Agenda Item

TITLE: Approval of the Proposed Prioritization for the Community Enhancement, Connectivity, and Quality of Life Blueprint 2020 Infrastructure Projects

Date: September 19, 2017

Requested By: IA Board

Contact: Blueprint

Type of Item: Discussion

STATEMENT OF ISSUE:

This agenda item requests approval of the proposed prioritization of the remaining ten Blueprint 2020 projects in the Community Enhancement, Connectivity, and Quality of Life (CCQ) categories. The Blueprint Intergovernmental Agency Board (IA Board) has made significant progress on prioritizing the 27 infrastructure projects and positioning Blueprint for a seamless transition into the 2020 program. To date, the IA Board has provided direction on 17 of these projects. At the June 13, 2017 meeting, the IA Board initiated the first phase of the Alternative Sewer Solutions Study and approved the 'Blueprint Promise' criteria for ranking the remaining ten CCQ projects. This agenda item presents and requests approval of those project rankings. Should the IA Board approve the prioritized list of CCQ projects, Blueprint staff will proceed with developing a five to ten-year implementation plan for all 27 projects that integrates the CCQ project rankings with previous IA Board direction for Blueprint 2020 infrastructure projects and present the plan at the first IA Board meeting in 2018.

SUPPLEMENTAL INFORMATION:

2020 PRIORITIZATION BACKGROUND:

The passage of the sales tax extension in November 2014 included a plan for 27 Blueprint 2020 infrastructure projects. To date, the IA Board has made significant progress in prioritizing the 27 infrastructure projects and positioning Blueprint for a seamless transition into the 2020 program in the coming years. As of the February 21, 2017 meeting, the IA Board provided direction on the prioritization of 16 out of the 27 Blueprint 2020 Infrastructure Projects. At the June 13, 2017 meeting, the IA Board approved a process for prioritizing the remaining 11 projects within the *Community Enhancement, Connectivity, and Quality of Life (CCQ)* categories, the results of which are presented in this agenda item. A summary of the IA Board actions to date to prioritize each project as well as the full list of the 27 Blueprint 2020 infrastructure projects is included as Attachment #1.

As listed in Table 1, the remaining 11 projects in the CCQ categories are primarily smaller-scale, placemaking and infrastructure improvement projects with generally shorter timeframes for implementation.

Table 1. Blueprint 2020 Community Enhancement, Connectivity, and Quality of Life Projects, (listed in alphabetical order)

Project Name	Committed Sales Tax Funding
Alternative Sewer Solutions Study	\$2,800,000
Beautification and Improvements to the Fairgrounds	\$12,000,000
College Avenue Placemaking	\$7,000,000
Florida A&M Entry Points	\$1,500,000
Lake Lafayette and St. Marks Regional Linear Park	\$15,816,640
Market District	\$9,400,000
Midtown Placemaking	\$22,000,000
Monroe-Adams Corridor Placemaking	\$7,000,000
Northeast Park	\$10,000,000
Orange Avenue/Meridian Road Placemaking	\$4,100,000
Tallahassee-Leon County Animal Service Center	\$7,000,000

CCQ PROJECT PRIORITIZATION:

At the June 13, 2017 meeting, the IA Board approved a process for prioritizing the remaining 11 projects within the CCQ categories. The approved prioritization process for projects within these categories filters projects through five criteria based on project readiness and the original “Blueprint Promise” ballot language from November 2014. The “Blueprint Promise” criteria, listed in Table 2, focus on honoring the commitment made to voters by prioritizing projects which meet multiple objectives of the sales tax extension. A more detailed breakdown of specific point allocations for each criteria is included as Attachment #2.

Table 2. Approved “Blueprint Promise” Prioritization Criteria for CCQ Projects

Criteria	Definition	Example	Total Points
Project Readiness	Measure of key milestones completed to date and if project is ready for implementation	<i>Adopted plan, such as a Placemaking Plan, or study; Project is ready to move forward</i>	20
Water Quality Improvements	Protecting water quality and/or reducing flooding through proactive mitigation	<i>Flood mitigation, stormwater enhancements</i>	20
Transportation Enhancements	Project improves the ways people move through & within the community	<i>Bicycle, pedestrian, transit, & roadway improvements</i>	20
Expand Parks and Recreation Areas	New or enhanced public spaces that improve the community’s quality of life	<i>New or enhanced parks or public spaces such as a plaza</i>	20
Invest in Economic Development	Local economic impact of project - <i>Analysis performed by FSU CEFA</i>	<i>Job creation, commercial rents, and property values</i>	20
<i>Total Points</i>			100

The ‘Blueprint Promise’ criteria creates the framework for a comprehensive assessment of the various attributes of each CCQ project. can be made. **‘Project Readiness’** captures the value of work completed to date to advance a project. For example, a locally adopted and community supported Placemaking study detailing the planned improvements to be funded with sales tax dollars carries value and allows the sales tax projects to leverage the monetary and staff resources invested by the City and County to date. This criterion also addresses project readiness with regards to implementation – for example, are all plans and partners ready to move forward with the project once funding is available? **‘Water Quality Improvements’** recognizes Blueprint’s longstanding commitment to protecting water quality and environmentally sensitive areas of Leon County. The **‘Transportation Enhancements’** criteria evaluates each project on improvements to pedestrian, bicycle, transit, and vehicular facilities. Projects that provide new parks and open spaces received points via the ‘Expand Parks and Recreation Areas’ criteria, as well as projects that will create smaller public spaces to stop and linger in the denser, urban areas of the city.

Consistent with the direction provided by the IA Board at the June 13, 2017 meeting, Blueprint staff retained the Florida State University Center for Economic Forecasting and Analysis (CEFA) to calculate the local economic impact of the CCQ projects and incorporated the findings into the prioritization process. The CEFA study measured the following economic indicators: direct and indirect job creation, property values, and commercial property values to determine the forecasted economic impact of each project on the local economy. Through the study, a weighting factor was developed to equalize results, allowing for an ‘apples to apples’ comparison of economic impacts among very different infrastructure projects. The results of the study, included as Attachment #3, provided the data for scoring the **‘Invest in Economic Development’** criteria.

CCQ Project Prioritization Results

The approved prioritization process provides an objective evaluation of the benefits of each CCQ project to the community. The 2020 Sales Tax Extension Project Descriptions (Attachment #4), as publicly shared with Leon County voters and adopted in the current Interlocal Agreement, served as the metric for evaluating how each CCQ project met the 'Blueprint Promise' criteria. Blueprint also coordinated with City of Tallahassee and Leon County staff to understand the current status of each project to better determine 'Project Readiness.' Points for each criterion were scaled to address the varied nature of improvements identified for each project.

The results of the prioritization are presented in Table 3 below. A detailed table displaying the points each project received for meeting each criterion is included as Attachment #5. Though the IA Board provided direction to begin the first phase of the Alternative Sewer Solutions Study at the June 13, 2017 meeting, this project is still included in the CCQ project prioritization process, and a score for this project is included in Table 3 below for informational purposes only.

Table 3. CCQ Project Prioritization Results. (Projects listed in order of prioritization score)

CCQ Projects	Total Points	Project Location
Orange Avenue/Meridian Road Placemaking	80	Southeast
Market District	80	Northeast
Lake Lafayette and St. Marks Regional Linear Park	75	Southeast
Monroe-Adams Corridor Placemaking	55	Southwest
Midtown Placemaking	50	Northeast
Beautification and Improvements to the Fairgrounds	45	Southeast
Northeast Park	45	Northeast
College Avenue Placemaking	40	Downtown
Florida A&M Entry Points	30	Southwest
Alternative Sewer Solutions Study	25	Countywide
Tallahassee-Leon County Animal Service Center	10	Southeast

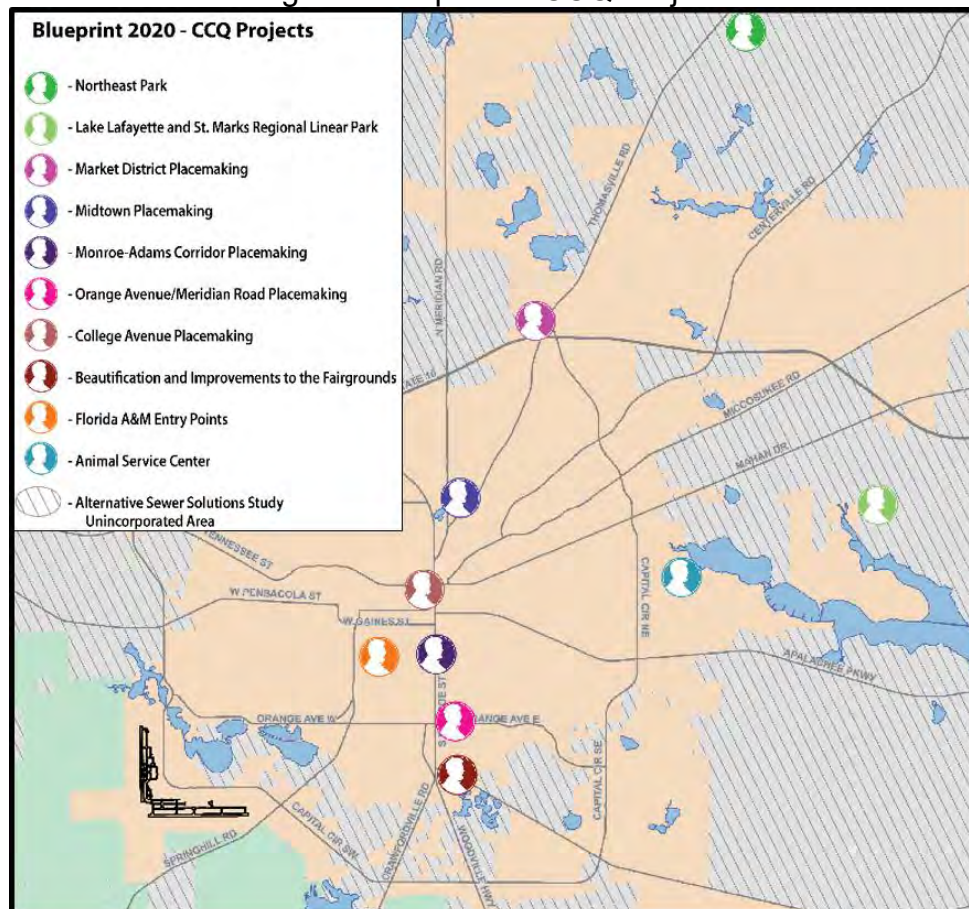
Based on the results of the prioritization process, Orange Avenue/Meridian Road Placemaking and Market District Placemaking are tied to be the highest scoring projects and Lake Lafayette and St. Marks Regional Linear Park is the second highest scoring project.

Additional Considerations on the Proposed Prioritization Process

All of the Blueprint projects are critical infrastructure projects, and as opportunities to implement even the lowest scoring projects arise, the IA Board will be provided with the best information to date and options for initiation. Changing market conditions, leveraging, geographic distribution of public investments, and community priorities and safety, will inevitably affect the implementation of the prioritized list. The 'Blueprint Promise' criteria inherently advances projects on their ability to meet the multiple objectives of this holistic promise to the community. As a result, projects having a more focused purpose did not score as high. In the future, components of the various projects may position themselves for reconsideration of prioritization.

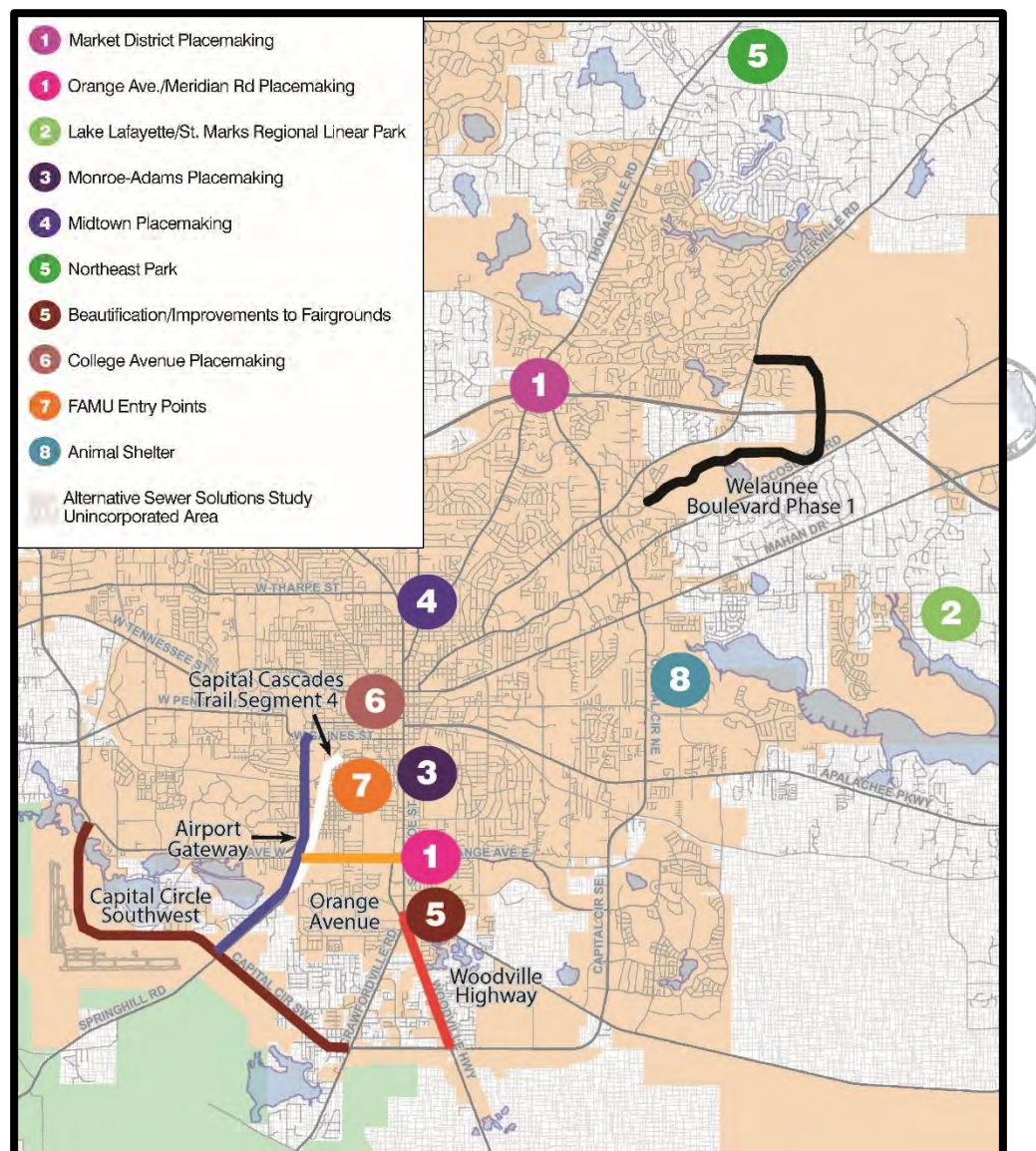
Project locations and geographic balance of the sales tax investments were an integral component of the Sales Tax Committee discussion, project evaluation process, and final recommendation to the IA Board in 2014. Geographic balance is also important in the implementation of the sales tax projects over time and an important consideration for the IA Board. The map in Figure 1 displays the locations of the 11 CCQ projects throughout Leon County. Note that none of the CCQ projects, which are a subset of all Blueprint 2020 infrastructure projects, are located in the northwest areas of Tallahassee-Leon County.

Figure 1. Map of 11 CCQ Projects



The top-ranked CCQ projects, Orange Avenue/Meridian Road Placemaking and Market District Placemaking, are located in the Northeast and Southeast, respectively. The next highest ranked projects are Lake Lafayette and St. Marks Linear Park and Monroe-Adams Placemaking, which are located in the eastern Leon County and central southwestern area of the city, respectively. Consistent with IA Board direction to date, there are ongoing or anticipated activities related to numerous Blueprint 2000 and 2020 projects throughout the community. Figure 2 provides the location of the highest ranked projects in relation to active Blueprint projects in 2020. At this time, it is anticipated that the following projects will be in active in various stages: Capital Circle Southwest, Northeast Gateway: Welaunee Boulevard, Orange Avenue Widening, the Airport Gateway, and Capital Cascades Segment 4.

Figure 2. Snapshot 2020: Active Blueprint Infrastructure Projects and CCQ Projects



Based on the best available information for geographic distribution of Blueprint projects, the Orange Avenue/Meridian Road Placemaking, Market District Placemaking, and the Lake Lafayette and St. Marks Regional Linear Park projects will provide improvements in three distinct areas of the community. When combined with the active Blueprint 2000 and 2020 infrastructure projects, the distribution of active and top ranked projects is well balanced geographically within Leon County. Therefore, staff does not recommend adjusting the ranking to achieve more balance in geographic distribution.

NEXT STEPS:

With approval of the CCQ project ranking, the IA Board will have prioritized or provided funding direction for all 27 Blueprint 2020 infrastructure projects. With this direction in hand, staff will develop a five to ten-year implementation schedule that programs the estimated annual sales tax revenues with the highest ranked CCQ projects, the projects that have already been initiated, the regional mobility projects that are in the five-ten-year window, and the annual allocation projects. Accompanying the draft implementation plan will be financial information that provides options for moving projects forward at a faster rate than what would be feasible given the estimated annual sales tax revenues. It is anticipated that the draft implementation schedule will be presented at the first IA Board meeting in 2018. As part of the five to ten-year implementation plan Blueprint staff will also provide a more detailed discussion about options for integrating the GEC into the Blueprint 2020 program, including options for re-bidding the GEC contract in preparation for the next phase of the Blueprint program

Action by TCC and CAC: A discussion of the draft CCQ projects prioritization results was held with the TCC and the CAC at their September 5, 2017 and September 7, 2017 meetings, respectively. Neither the TCC or the CAC was provided this agenda item.

OPTIONS:

- Option #1: Approve the results of the “Blueprint Promise” prioritization process for the remaining ten Community Enhancement, Connectivity, and Quality of Life projects and direct staff to develop a five to ten-year plan implementation schedule for the highest ranked projects beginning in 2020 and present the results at the first IA Board meeting in 2018.
- Option #2: Do not approve the results of the “Blueprint Promise” prioritization process for the remaining ten Community Enhancement, Connectivity, and Quality of Life projects and do not direct staff to develop a five to ten-year plan implementation schedule for the highest ranked projects beginning in 2020 and present the results at the first IA Board meeting in 2018.
- Option #3: Intergovernmental Agency Board direction.

RECOMMENDED ACTION:

Option #1: Approve the results of the “Blueprint Promise” prioritization process for the remaining ten Community Enhancement, Connectivity, and Quality of Life projects and direct staff to develop a five to ten-year plan implementation schedule for the highest ranked projects beginning in 2020 and present the results at the first IA Board meeting in 2018.

Attachments:

1. Blueprint 2020 Infrastructure Projects
2. “Blueprint Promise” Evaluation Criteria and Scale
3. Final Report: *An Economic Impact Analysis of Eleven Blueprint Project* by the Center for Economic Forecasting and Analysis at Florida State University
4. Blueprint 2020 Infrastructure Program – Project Descriptions for 11 Community Enhancement, Connectivity, and Quality of Life (CCQ) Projects
5. CCQ Project Prioritization Result, Detailed Scoring Table



Prioritization Process by Project – Blueprint 2020 Infrastructure Program (27 Projects, listed in alphabetical order by category)

IA Board Action	Project Name	Committed Sales Tax Funding
#1 Project	Capital Circle Southwest	\$70,000,000
Funded via Annual Allocation	Bike Route System	\$15,000,000
	Greenways Master Plan	\$15,800,000
	Operating Costs for Parks Built with Sales Tax Funds	\$20,000,000
	Sidewalks	\$50,000,000
	StarMetro Enhancements	\$12,500,000
	Water Quality and Stormwater Improvements	\$85,000,000
In Progress Per IA Direction	Northeast Gateway Welaunee Critical Area Plan Regional Infrastructure	\$47,300,000
	Orange Avenue: Widening from Adams Street to Springhill Road	\$33,100,000
	Southside Gateway Enrichment: Widening of Woodville Highway	\$29,700,000
Prioritization Coordinated with CRTPA	Airport Gateway: Springhill Road and Lake Bradford Road	\$58,698,138
	North Monroe Gateway	\$9,400,000
	Northeast Connector Corridor: Widening of Bannerman Road	\$33,300,000
	Northwest Connector Corridor: Widening of Tharpe Street	\$53,184,800
	Westside Student Corridor Gateway: Widening of Pensacola Street	\$29,936,800
Complete	De Soto Winter Encampment	\$500,000
Community Enhancement Districts, Connectivity, & Quality of Life		
Prioritized via Blueprint Promise Criteria	Alternative Sewer Solutions Study	\$2,800,000
	Beautification and Improvements to the Fairgrounds	\$12,000,000
	College Avenue Placemaking	\$7,000,000
	Florida A&M Entry Points	\$1,500,000
	Lake Lafayette and St. Marks Regional Linear Park	\$15,816,640
	Market District	\$9,400,000
	Midtown Placemaking	\$22,000,000
	Monroe-Adams Corridor Placemaking	\$7,000,000
	Northeast Park	\$10,000,000
	Orange Avenue/Meridian Road Placemaking	\$4,100,000
	Tallahassee-Leon County Animal Service Center	\$7,000,000

"Blueprint Promise" Criteria and Evaluation Scale				
Criteria	Definition	Example	Evlauation Scale	Total Points
Project Readiness	Measure of key milestones completed to date and if project is ready for implementation	<i>Adopted plan, such as a Placemaking Plan, or study; Project is ready to move forward</i>	<u>Status to Date (20 points max)</u> Part of Locally Adopted Plan or Design Underway: 10 points Project is ready for implementation: 10 points	20
Water Quality Improvements	Protecting water quality through proactive mitigation	<i>Flood mitigation, stormwater enhancements</i>	<u>Protection and Mitigation (20 points max)</u> Water Quality Improvments: 10 points Flood Control/Stormwater Improvements: 10 points	20
Transportation Enhancements	New or enhanced transportation facilities that improve the ways people move through & within the community	<i>Bike, ped, transit, & roadway improvements</i>	<u>Facilities & Amenities-Type (20 points max)</u> Bicycle: 5 points Pedestrian: 5 points Transit: 5 points Vehicle: 5 points	20
Expand Parks and Recreation Areas	New or enhanced new or improved public spaces that enhance the community's quality of life	<i>New or enhanced parks, plazas, or public spaces</i>	<u>Parks and Public Spaces (20 points max)</u> New active or passive park: 10 points Urban public space: 10 points	20
Invest in Economic Development	Local economic impact of project to be performed by FSU CEFA	<i>Job creation, commercial rents, and property values</i>	<u>Local Economic Impact Ranking (20 points max)</u> Projects #1 - #3: 20 points Projects #4 - #6: 15 points Projects #7 - #9: 10 points Project #10 - #11: 5 points	20
<i>Total Possible Points</i>				100



An Economic Impact Analysis of Eleven Blueprint Projects – Final Report

Prepared for: The
Blueprint
Intergovernmental
Agency



By: The
Center for Economic
Forecasting and Analysis
Florida State University

Shuang Feng, ABD
Julie Harrington, Ph.D.

August, 2017

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Executive Summary

The Blueprint Intergovernmental Agency (BIA) was created by the Leon County Government and the City of Tallahassee, to govern the project management structure for the project planning and construction of the Blueprint 2000 and 2020 projects.¹ The Blueprint program has provided strategic investments in infrastructure that often lead to new growth opportunities. The Blueprint 2020 program, which is also referred as the 2020 Penny Sales Tax Extension Projects, is the second phase of the Blueprint Plan.² There are several components of the Blueprint Plan that link together and focus on numerous aspects and benefits to the community. As stated in the report “Blueprint 2000 and Beyond”, “A key to solving our local challenges is first to view economic, environmental, and social values as complementary and interdependent. Then we can begin to design long-range solutions that have “synergy” – multiple benefits to our community that become greater than their sum.”³

In 2017, the BIA commissioned the Florida State University Center for Economic Forecasting and Analysis (FSU CEFA) to conduct an economic impact analysis of eleven Blueprint 2020 projects in order to provide the estimates of the individual and overall economic impacts of those projects in the Leon County area and to decide which infrastructure investment should be undertaken with priority from the economic perspective. The results of this study are applied as one of the five “Blueprint Promise” criteria, “Invest in Economic Development”, to scale and evaluate the priority of the remaining eleven Blueprint 2020 projects. Table ES1 shows the titles of BIA eleven projects and their corresponding BIA-defined areas.

Table ES1. Select Blueprint 2020 Intergovernmental Agency (BIA) Projects

Areas	Project
Community Enhancement Districts	Beautification and Improvements to the Fairgrounds
	College Avenue Placemaking
	Market District Placemaking
	Midtown Placemaking
	Monroe-Adams Corridor Placemaking
	Orange Avenue/Meridian Road Placemaking
Connectivity	Florida A&M Entry Points
Quality of Life	Alternative Sewer Solutions Study
	Lake Lafayette and St. Marks Regional Linear Park
	Northeast Park
	Tallahassee-Leon Community Animal Service Center

¹ <http://blueprint2000.org/about-blueprint/history/>

² <http://www.leonpenny.org/>

³ http://blueprint2000.org/DocSearch/download_store/Performance%20Report%20final.pdf

FSU CEFA initially conducted a literature review of infrastructure investment analyses in order to design and develop the model that would be most suitable for this study. The eleven projects are defined as having varied benefits and are characterized in three different areas, “Community Enhancement Districts”, “Connectivity”, and “Quality of Life”. The selected model (to assess the economic impacts) should capture the indicators which determine the economic impacts of each project and equalize the results for equivalent comparisons, for as close as possible to an “apples to apples” approach. The study team developed the Economic Impact Analysis model based on Multi-Attribute Utility (MAU) analysis, which is a well-established decision analysis method that specifically addresses how to compute the overall score, or utility, of each alternative under consideration. The MAU analysis mainly solves for Multiple-Criteria Evaluation (MCE) results where a feasible set of criterion are defined explicitly (by a set of alternatives).

Based on the “Revised Blueprint Promise Criteria and Evaluation Scale”, provided by BIA and the independent research in infrastructure investment, FSU CEFA constructed and estimated four indicators to measure the local economy impacts of each project. The four indicators are: estimated time-adjusted annual cost, estimated annual total (construction related) job creation, estimated annual change in property market value, and annual change in commercial land use (LU) property market value. A set of numerical weights were developed and distributed to each indicator to determine their relative importance in scoring and ranking projects. Table ES2 shows the individual indicator score, overall score and ranking of each project.

When examined from the perspective(s) of the individual indicators, the rankings of the same project are different. Different individual rankings accentuate the different characteristics of projects. For example, the “Florida A&M Entry Points” has the highest score; 0.9213, for the lowest estimated time-adjusted annual cost, while the project of “Northeast Park” has the lowest score; 0.4757, for the highest estimated time-adjusted annual cost. From the aspect of job creation, “Northeast Park” has the highest score; 0.5368, for this project results in the greatest number of construction related jobs created. “Alternative Sewer Solutions Study” is measured as having the lowest job creation score; 0.0140, for its characteristic of being in the area of non-construction. From the aspect of annual change in property values induced by investments,⁴ with the average annual growth rate from the year 2011 to 2016, the annual average property value of “College Avenue Placemaking” is expected to increase by the greatest amount with a score of: 1.0000. From the commercial development point of view, the project with the most development potential is “Market District Placemaking” which has the highest individual score 1.0000.

After assigning weights to the four indicators, the overall scores of eleven projects are listed in the sixth column, termed “overall score”. The seventh column displays the corresponding project priority “ranking”. Based on a comprehensive economic impact analysis, “College Avenue Placemaking”, has the highest overall score; 0.5565. The second and third ranked projects are “Florida A&M Entry Points” and “Market District Placemaking”. The spread of the overall scores of eleven projects is relatively large: the

⁴ The rankings were developed based within a one quarter mile radius for property valuation.

difference between the highest value and the lowest value is 0.1769, taking the 31.79% of the highest score.

Table ES2. The Individual Indicator Score, Overall Score, and Ranking of Projects

Project	Estimated Time-adjusted Annual Cost	Estimated Annual Job Creation, Total	Estimated Annual Change in Property Value	Estimated Annual Change in Commercial Property Value	Overall Score	Ranking
Indicator Weights	0.335	0.335	0.220	0.110		
Alternative Sewer Solutions Study	0.8042	0.0140	0.0366	0.8859	0.3796	11
Beautification and Improvements to the Fairgrounds	0.5676	0.4341	0.0000	0.8376	0.4277	10
College Avenue Placemaking	0.7477	0.2567	1.0000	0.0000	0.5565	1
Florida A&M Entry Points	0.9213	0.0840	0.2448	0.8165	0.4805	2
Lake Lafayette and St. Marks Regional Linear Park	0.6974	0.3127	0.0397	0.9349	0.4500	5
Market District Placemaking	0.7419	0.2661	0.1147	1.0000	0.4729	3
Midtown Placemaking	0.5787	0.4341	0.0533	0.8520	0.4447	7
Monroe-Adams Corridor Placemaking	0.8660	0.1354	0.1485	0.8367	0.4601	4
Northeast Park	0.4757	0.5368	0.0367	0.8357	0.4392	8
Orange Avenue/Meridian Road Placemaking	0.8874	0.1167	0.0828	0.8651	0.4498	6
Tallahassee-Leon Community Animal Service Center	0.7477	0.2474	0.0373	0.8357	0.4335	9

Introduction



The Blueprint Intergovernmental Agency (BIA) was created by the Leon County Government and the City of Tallahassee, Florida, to govern the project management structure for the project planning and the construction of the Blueprint 2000 and 2020 projects.

The Blueprint projects aim to provide great strategic investments in infrastructure that often lead to new growth opportunities to benefit communities in the Leon County area. By improving and expanding local roads, reducing traffic congestion, building new sidewalks to local schools, commercial areas and recreational amenities, reducing neighborhood flooding, and expanding green spaces, parks and natural areas, Blueprint projects create and promote jobs. The areas of Blueprint 2020 projects include “Connectivity”, “Getaways”, “Community Enhancement”, “Regional Mobility”, and “Quality of Life”. Blueprint adheres to its founding principle of holistic planning, an approach where economic, environmental, and social values are complimentary and interdependent. As stated in the report of “Blueprint 2000 and Beyond”..., “A key to solving our local challenges is first to view economic, environmental, and social values as complementary and interdependent. Then we can begin to design long-range solutions that have “synergy” – multiple benefits to our community that become greater than their sum.”

In 2017, the BIA commissioned the Florida State University Center for Economic Forecasting and Analysis (FSU CEFA) to conduct an economic impact analysis of eleven blueprint projects in order to provide the estimates of the individual and overall economic impacts in the Leon County area, and to provide project priority “rankings” (from an economic perspective) as a means for the BIA decision-making process. FSU CEFA initially conducted a literature review of the infrastructure investment analysis in order to design and develop the model that would be most suitable for this study. FSU CEFA chose the Multi-Attribute Utility (MAU) analysis as the main economic valuation and modeling tool for this study.

The FSU CEFA study team examined the infrastructure categories by various definitions of benefits. All eleven Blueprint projects are in the regional/local level, as the purpose of this study considers the benefits that accrue from infrastructure investment to the City of Tallahassee and Leon County. The eleven Blueprint projects belong to “Connectivity”, “Community Enhancement”, and “Quality of Life” areas, which are defined by the Penny Sales Tax.⁵ Projects belonging to “Connectivity” link current amenities, neighborhoods, and/or multi-modal nodes through sidewalks, multi-use paths, bike lanes, transit, and

⁵ <http://www.leonpenny.org/>

roadway improvements. Projects belonging to “Community Enhancement” create special urban places which foster a sense of community, and inspire a creative class that builds relationships to solve local problems with local solutions in an inclusive environment. Finally, projects in the “Quality of Life” area promote public recreation and eco-tourism while protecting and preserving the community’s environment and natural resources. All eleven projects were categorized as broad social infrastructure. The indicators selected to make equal comparisons are estimated time-adjusted annual cost, estimated annual total job creation, estimated change in average property value, and estimated change in average commercial land use (LU) property value.

The Multi-Attribute Utility (MAU) analysis provided the basic economic methodology framework for this study. The Economic Impact Analysis model helped evaluate the local economic impacts of eleven projects of the Blueprint 2020 program.⁶ The development of the weighting factors matrix was the key to identify, score, weight, and evaluate multiple criteria (indicators) representing the economic effects imposed on local economy. All data and information analyzed in this study were summarized in a scoring “[Summary Matrix](#).” The matrix shows the original data and data statistics on estimated total cost, estimated time-adjusted annual cost, different types of jobs created, change in average property value, and change in commercial LU average property value. The FSU CEFA study team analyzed and compared the economic effects of eleven projects by using the same measurement criteria.

The report is organized as follows: the “Literature Review” summarizes the studies relating to the theories of infrastructure investment, the selection of model and individual criteria, and the economic impact assessment. The next section, “Methodology”, provides the basic steps of model, data preparation, criteria evaluation, and interpreting the model outcomes, or results. The next section “Data Statistics, Economic Evaluation Matrix, and Ranking Results” shows the detail on investment costs, estimated job creations, and project timeframes. The market value and structure information of parcels affected by the projects was derived from both the data collected by the Florida Department of Revenue (FDOR) and the BIA. This section also identifies the rankings of priority projects. The last section provides a discussion of results and conclusions.

⁶ Table ES1. Blueprint 2020 Intergovernmental Agency (BIA) Projects

Literature Review

The scope of this study examines the local economic impacts of eleven infrastructure investment projects of Blueprint 2020 program. There're three main topical areas discussed in the literature review.

The Definition and Types, of Infrastructure

The first subject area discussed in the literature is relevant to the definition and types of infrastructure investment.

The United Nations defines infrastructure as *“the system of public works in a country, state or region, including roads, utility lines and public buildings.”*⁷ Different from the United Nations' definition, some researchers define and interpret infrastructure based on its various impacts and incidence. For example, in Fourie (2006), the levels of infrastructure are identified as local, national, and transnational. Infrastructure emerges subject to market failures. Public works from infrastructure investment can be divided into broad categories: economic infrastructure and social infrastructure, or into detailed categories, as infrastructure investment is part of the capital accumulation and referred to as capital goods, as opposed to consumption goods. Figure 1 describes how infrastructure is categorized. In the broad category, economic infrastructure promotes economic activity while social infrastructure promotes the quality of life, i.e. the health, education, and culture standards of the population. In the detailed category, infrastructure can be divided into five groups: “Rural”, “Urban”, “Core”, “Social”, and “Land-Intensive”.⁸ It is necessary to identify the level and category of infrastructure before starting economic impact analysis. This is because different levels and types of infrastructure require different economic indicators to measure the impacts of investments.

The eleven projects provided by the Blueprint 2020 program are at the regional or local level, as the purpose of this study only considers the benefits that accrue from infrastructure investment to the city of Tallahassee and Leon County. As described in the project highlights, “Beautification and Improvements to the Fairgrounds”, “Lake Lafayette and St. Marks Regional Linear Park”, “Northeast Park”, and “Tallahassee-Leon Community Animal Service Center” can be identified as in the “Social Infrastructure” category. The five placemaking projects, which focus on community enhancement and the “Florida A&M Entry Points” project, can also be identified as in the “Social Infrastructure” category, as their purposes are to improve the sidewalks, crosswalks, lighting, and other living standards in residential, commercial, and university (educational) areas. The “Alternative Sewer Solution Study” is a project which includes a study to determine alternative methods of domestic wastewater treatment and disposal in the unincorporated areas. It is related to water supply, sanitation, and sewerage, but also concerns public health. In order to measure the economic impacts of eleven projects from equivalent comparisons, the “Alternative Sewer Solution Study” is identified as in the “Social Infrastructure” category as well.

⁷ Handbook on Geographic Information Systems and Digital Mapping, Studies in Methods, Series F, No. 79, United Nations Department of Economic and Social Affairs, Statistics Division, New York, 2000, Annex VI - Glossary.

⁸ <http://nptel.ac.in/>

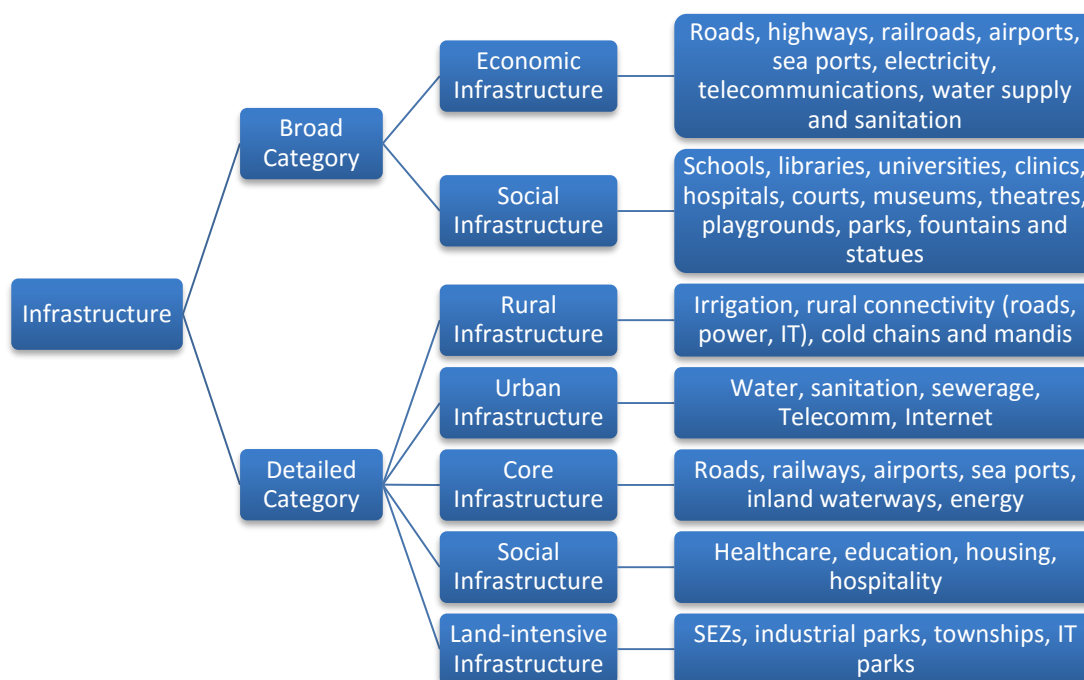


Figure 1. How Infrastructure is Categorized

The Economic Impact Indicators of Infrastructure Development and Analysis Approaches

The second subject area in the literature is related to the economic (impact) indicators of infrastructure investment.

Infrastructure economics examines infrastructure from an economics perspective. Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. The representative literature concerning the economic impact analysis of social infrastructure includes: “Economic Benefits of Walkable and Bike Friendly Communities” (2013),⁹ Bivens (2014), Fourie (2006), Fuller (2013), Perrine (2013), “The Economic Impact of Home Building in a Typical Local Area Income, Jobs, and Taxes Generated (2015)”,¹⁰ and Schanzenbach, Nunn, and Nantz (2017).

Economic Benefits of Walkable and Bike Friendly Communities (2013) reports the walking and cycling benefits category (economic value only). The improved active transport conditions and the walkable community design can be measured by improved local property values, project employment effects, and changes in household expenditures. Bivens (2014) estimates infrastructure investments’ likely impact on overall economic activity, productivity, and the number and types of jobs, depending on how the investments are financed. Bivens indicates that infrastructure investments solve several pressing

⁹ Association of Pedestrian and Bicycle Professionals (APBP)

¹⁰ National Association of Home Builders (NAHB)

challenges in the U.S: how to simulate the short-run depressed labor market and how to provide satisfactory living standards growth for the vast majority of people in the long-run. The author also states that based on the building (residential and commercial, or private and publicly-owned) efficiency, the publicly owned buildings are the first place to start an infrastructure investment effort, which provides evidence to support the selection of commercial factors as criterion when ranking multiple projects. Fuller (2013) uses the investment amounts, jobs created directly and indirectly, and expenditures on housing, food, transportation, utilities, fuels and public services, apparels and services, and entertainment as indicators. Perrine (2013) presents that social infrastructure investment can assist economic development by providing opportunities for local ownership, entrepreneurship, employment and for partnerships and increase capacity to attract further investment.

The measurement of criteria in this study shares the features in Fourie (2006), and Schanzenbach, Nunn, and Nantz (2017). Fourie (2006) states two approaches to assessing the economic impacts: the micro-economic benefit cost analysis measured in net present value (NPV) and the theory of clubs. Benefits (or negative costs) are classified as internal and external, direct and indirect, tangible and intangible, expected and unexpected. However, not all returns are measurable. There is a distorted rate of return and difficulty in measuring externalities by benefit-cost analyses. The theory of clubs divides people into two or more groups, enjoying its own public goods but not the other's. This approach is usually pronounced in the field of utilities and infrastructure for pricing and assessing the optimal level. Schanzenbach, Nunn, and Nantz (2017) provide an economic framework for evaluation of infrastructure investments and their methods of funding and finance, which are applied to analyze and assess the gap between insufficient American infrastructure investment and the demand for additional spending to maintain and expand. Problems faced include infrastructure aging, infrastructure benefit and positive externality, which project should be undertaken by the public sector, and how the projects should be financed. A guide to the economics of infrastructure investment is provided – an economic impact analysis remains a very broad concept until the following questions can be answered to make it more specific:

- Why should we invest in infrastructure?
- What projects should be selected?
- Who should decide?
- How should infrastructure investment be paid for?

Table 1 summarizes the structure of the guide to the economics of infrastructure investment in Schanzenbach, Nunn, and Nantz (2017). The study conducted by FSU CEFA responds to the following first two questions by explaining the required specific factors in the guide. In summary, the four economic indicators selected for evaluating the investments in economic development are investment cost (time adjusted), project employment, change in local average property values, and change in local commercial property values.

Table 1. The Structure of the Guide to the Economics of Infrastructure Investment in Schanzenbach, Nunn, and Nantz (2017)

Questions	Factors	Example Factors
Why should we invest in infrastructure?	<ul style="list-style-type: none"> • Productivity growth has diminished and interest rates have fallen • Infrastructure deficits have become large 	<ul style="list-style-type: none"> ▪ The magnitude of the economic returns to successful projects ▪ The share of spending that goes to less productivity projects ▪ Depreciation rate ▪ The share of spending that simply replaces previously planned by government ▪ The Fed. interest on borrowing ▪ The stimulus effects on the economy
What projects should be selected?	<ul style="list-style-type: none"> • A role of government • Benefits exceed costs 	<ul style="list-style-type: none"> ▪ Benefits including housing, transportation, health benefits ▪ Costs including costs to repair and maintain, and time span
Who should decide?	<ul style="list-style-type: none"> • A given level of government • Insulate decisions from political pressure where possible 	<ul style="list-style-type: none"> ▪ Local and/or state government
How should infrastructure investment be paid for?	<ul style="list-style-type: none"> • Implement user fees • Tax • Government debt • Public-Private Partnerships (PPPs) 	

Models in Multiple-Criteria Decision Analysis

The third subject area of the literature is related to multiple-criteria decision analysis.

The model relating to multiple-criteria decision making (MCDM) or multiple-criteria decision analysis (MCDA) is a sub-discipline of operations research that explicitly evaluates multiple conflicting criteria in decision making.¹¹ It is concerned with structuring and solving decision and planning problems involving multiple criteria. Typically, a unique optimal solution does not exist. It is necessary to use decision-maker's preferences to differentiate between, or among, solutions. MCDM is applied in many fields, such as Mathematics, Behavioral Decision Theory, Economics, and Information Systems. There are two types of problems the MCDM can solve. The first-type problems are multiple-criteria evaluation (MCE) problems which consist of a finite number of alternatives represented by performance in multiple criteria. The second-type problems are of multiple-criteria design in nature, where alternatives are not explicitly known but can be found by solving a mathematical model. The economic impact analysis of eleven Blueprint projects belongs to the first type of problems as all alternatives (projects) are known.

¹¹ https://en.wikipedia.org/wiki/Multiple-criteria_decision_analysis

There are many methods available with which to conduct MCDM, most of which are implemented by specialized decision-making software.¹² Our analysis relates to the Multi-Attribute Utility (MAU) theory. The MAU analysis literature includes Cassey (2009), Weisbrod and Simmonds (2011), and “The Guidance for Successful Evaluation (2007) from Standardized Technology Evaluation Process (STEP).” Cassey (2009) provides tools of regional economic modeling for economic development decisions. The author describes economic impacts (from policy or shocks) analysis tools, such as Input-Output Analysis, and Computable General Equilibrium (CGE) modeling, which are different from cost-benefit analysis and are not used to optimize. The author also mentions the role of multipliers: Economic Impacts measure how a change in income or employment in one sector flows to all other sectors. Weisbrod and Simmonds (2011) developed a framework by considering the wider economic impacts of transport investment (or other interventions). The authors state that local and state governments need to inform prioritization of investments, for equity consideration in the allocation of funds and in negotiating agreements for sharing of investment costs between different levels of governments. They build a broader set of perspectives and metrics to fully span the wider impacts of transport measures, as well as develop an expanded range of metrics for accessing wider economic impacts, spanning local, intermediate and final outcome metrics in the U.S. The Guidance for Successful Evaluation (2007), from STEP, involves steps for establishing evaluation criteria, scoring the products, computing weights, and computing the overall score for successful technology evaluation.

The FSU CEFA research team follows the steps in the “Guidance for Successful Evaluation (2007) from STEP” by establishing economic evaluation criteria, scoring the projects, and computing criteria (factors) weights, and the overall score for each project. All numerical results are summarized in an assessment matrix.

¹² Appendix A: Table A1. The List of the Multiple-criteria Decision Making (MCDM) Methods

Methodology

The following methodology section describes the economic methodology applied in this study. The Economic Impact Analysis model helps evaluate the local economic impacts of 11 projects provided by the Blueprint 2020 program. The development of weighting factors matrix is the key to identify, score, weight, and evaluate criteria that can represent the economic effects imposed on the local economy.

The dependent variable, Y , represents the local economic impact. It is a continuous variable with value(s) between $[0, 1]$ or a continuous real number that can be translated to a value between $[0, 1]$, following a specific rule. The independent variable, $x_k, k = 1, 2, 3, 4$ represents the four factors that will be identified, scored, weighted, and evaluated. The proposed criteria include: 1) the estimated investment cost (time adjusted), 2) employment effect (job creation), 3) average property value/acre, and; 4) average commercial property value/acre.

Thus, the evaluation function of local economic impact can be expressed as:

$$Y = u(x_1, x_2, x_3, x_4)$$

The Economic Impact Analysis model is most relevant to Multi-Attribute Utility (MAU) analysis: a well-established decision analysis method that specifically addresses how to compute the overall score, or utility, of each project (alternative) under consideration. The MAU analysis mainly solves the multiple-criteria evaluation (MCE) problems with the feasible set of criterion are defined explicitly.

There are four steps required in the MAU analysis process. The process involves:

1. Establishing a set of evaluation criteria, dividing the criteria among a set of categories.

This step requires conducting independent research for each criterion (factor) and requesting guidance on all aspects and objectives from government officials and industry-related experts. The description of measurement for each criterion should be specific. It is necessary to provide a description of how each criterion will be constructed.

2. Determining a scheme for scoring projects compared to the evaluation model.

Step 2 requires constructing scales $u_k(x_k)$ for each criterion, k . This allows both quantitative and qualitative criteria to be measured. FSU CEFA's study team assigned scores based on a standard unit of measure.¹³ Based on the requirement of MAU analysis, any scoring function should be normalized so that the scores fall in the range from 0 and 1.

¹³ See Appendix B: The Standard Method and the Method of Log-odds Ratio

3. Providing a set of numerical weights to determine the relative importance of the criteria and evaluating categories.

Step 3 assigns weights w_k to each criterion, which specifies relative importance in the overall set of criteria. The weights are non-negative numbers that sum to 1 and their values are dependent on the principles and axioms that the decision maker wishes to follow.

Methods (easy to implement – although time intensive) commonly-used to assigning weights include:

- Weighted ranking
- Reference comparison (10 – 100 criteria)
- Paired comparison, or Balance beam method (100+ criteria)
- Analytic hierarchy process (AHP)
- Trade-off method, or Pricing-out method

Weighted ranking and AHP have been rejected by decision analysts as acceptable methods for computing weights [2, 4, 11, 14]. The Trade-off, or Pricing-out, methods require derived weights for more than ten criteria with related decision-making software. The Reference Comparison and Paired Comparison (Balance Beam) methods are widely accepted methods, and practical in that they can be calculated by hand. They are good choices for 10-100, and for 100+ criteria, respectively.¹⁴

4. Computing the overall score for each project (weighted sum model).

As the last step, we used the following formula to calculate the overall score for each project and to rank the eleven projects.

$$u(x_1, x_2, x_3, x_4) = \sum_{k=1}^4 w_k u_k(x_k)$$

¹⁴ Appendix B: Steps to Perform Reference Comparison and Paired Comparison (Balance Beam) Methods

Data Statistics, Economic Evaluation Matrix, and Ranking Results

In this section, FSU CEFA provides the summary matrix with associated results (shown in Appendix D).

The first table in Appendix D is the summary table. The Columns A, B and C list the areas, titles, and highlights of eleven projects. Column D to Column G show the original information of the four indicators of eleven projects. Among them, Column D and E list the estimated total cost and total jobs created for each project. Column F and Column G display the information of changes in average property market value/acre and average commercial LU property market value/acre within a distance of 0.25 mile from each project area respectively. Column H shows the ranking results. Details on individual indicator scores are summarized in tables of this section.

Data and Data Statistics

As illustrated in the literature review and methodology sections, the four indicators selected to establish a set of criteria for Step 1 are: estimated time-adjusted annual cost, total annual job creation, estimated changes in average property market value per acre (1 quarter mile), and in average commercial LU property market value per acre (1 quarter mile).¹⁵

The data on the estimated total costs of eleven projects are from the project descriptions of the Blueprint 2020 program. Table 2 summarizes the estimated total cost and estimated timelines provided by BIA staff, and estimated time-adjusted cost of the eleven projects.

¹⁵ The average property value growth rates were calculated based on the time series data on properties from the year 2011 to 2016. The research team used property values in 2016 USD to measure changes in property values that will be improved. Details see the “Property Time Series” tab in the summary table.

Table 2. The Estimated Total Cost, Time Span, and Estimated Time-Adjusted Annual Cost of Eleven Projects

Project	Est. Total Cost	Construction Time Span (Month)	Est. Time-adjusted Annual Cost
Alternative Sewer Solutions Study	\$2,800,000	9	\$3,733,333
Beautification and Improvements to the Fairgrounds	\$12,000,000	18	\$8,247,420
College Avenue Placemaking	\$7,000,000	18	\$4,810,995
Florida A&M Entry Points	\$1,500,000	12	\$1,500,000
Lake Lafayette and St. Marks Regional Linear Park	\$15,800,000	36	\$5,770,419
Market District Placemaking	\$9,400,000	24	\$4,921,464
Midtown Placemaking	\$22,000,000	36	\$8,034,761
Monroe-Adams Corridor Placemaking	\$7,000,000	36	\$2,556,515
Northeast Park	\$10,000,000	12	\$10,000,000
Orange Avenue/Meridian Road Placemaking	\$4,100,000	24	\$2,146,596
Tallahassee-Leon Community Animal Service Center	\$7,000,000	18	\$4,810,995

The average estimated total cost is \$8,963,636, with a standard deviation value of: \$5,967,289.¹⁶ The project “Midtown Placemaking” is estimated with the highest investment amount: \$22,000,000. The “Florida A&M Entry Points” project requires the least estimated investment amount: \$1,500,000. The estimated project timelines are provided by Blueprint staff based on timelines of past and current projects, ranging from 9 months to 36 months. The estimated time-adjusted annual costs are calculated based on the average annual discount factor of the United States from 2010 to 2016,¹⁷ by assuming all projects start at the same time and all estimated total costs are the net present value (NPV) of starting year. Assuming the net investment amount of each year of the same project is identical, the fourth column in Table 2 lists the estimated time-adjusted annual costs. The project, “Northeast Park”, is estimated with the highest annual cost. The project with the lowest estimated annual cost is the “Florida A&M Entry Points”.

¹⁶ See the “Adjusted Cost” tab in the summary matrix file.

¹⁷ <https://fred.stlouisfed.org/series/INTDSRUSM193N>

The average annual discount factor (2010 – 2016) is 9.89%.

With the exception of the estimated job creation of “Alternative Sewer Solutions Study”,¹⁸ the job creation impacts of other projects are estimated with IMPLAN, based on the estimated total investment cost and the estimated time-adjusted annual cost. The numbers include direct construction jobs, in addition to indirect and induced jobs. Table 3 depicts the estimated number of jobs created, including the direct, indirect, and induced jobs (derived from both estimated total and time-adjusted annual costs).

Table 3. The Direct, Indirect, and Induced Jobs Created Based on the Investment of the Eleven BIA Projects

Projects	Estimated Total Cost Job Creation				Estimated Time-adjusted Annual Cost Job Creation			
	Direct	Indirect	Induced	Total	Direct	Indirect	Induced	Total
Alternative Sewer Solutions Study	-	-	-	3	-	-	-	3
Beautification and Improvements to the Fairgrounds	82	28	23	133	57	20	16	93
College Avenue Placemaking	54	12	14	80	37	8	10	55
Florida A&M Entry Points	12	3	3	18	12	3	3	18
Lake Lafayette and St. Marks Regional Linear Park	122	27	33	182	45	10	12	67
Market District Placemaking	72	16	19	107	38	9	10	57
Midtown Placemaking	170	38	45	253	62	14	17	93
Monroe-Adams Corridor Placemaking	54	12	14	80	20	4	5	29
Northeast Park	77	17	21	115	77	17	21	115
Orange Avenue/Meridian Road Placemaking	32	7	8	47	17	4	4	25
Tallahassee-Leon Community Animal Service Center	48	17	14	79	33	11	9	53

¹⁸ For “Alternative Sewer Solutions Study”, BIA experts estimated that there would be approximately 3 to 5 consultants assisting with the project at any given time, but not all full time. A full time equivalent might be 1 to 2 people. The First phase of “Alternative Sewer Solutions Study” would likely be 6 months. Later phases are unknown, but 9 months seems appropriate with about the same workload/consultant use.

The FSU CEFA study team was interested in the total jobs created for the economic impact analysis of individual projects, and used the annual total jobs created for the scoring and equal comparisons of the eleven projects. Figure 2 displays the two values of job creation for eleven projects. Due to the highest estimated total cost, the “Midtown Placemaking” project is expected to generate the most jobs: 253. The numbers of direct, indirect, and induced jobs created are 170, 38, and 45, respectively. While the estimated total cost is distributed evenly to each project year, the “Northeast Park” project had the greatest number of annual jobs created. The annual total number is 115. The project of “Alternative Sewer Solutions Study” creates the least job positions because of its character of non-construction. With the exception of the “Alternative Sewer Solutions Study”, the project of “Florida A&M Entry Points” creates the least construction related job positions (totally and annually). As the timeline for the “Florida A&M Entry Points” project is 12 months (1 year), the total and annual job positions created is 18. As can be expected, for each project (when discounting timelines), with the exception of the “Alternative Sewer Solutions Study”, projects with higher total costs create more jobs.

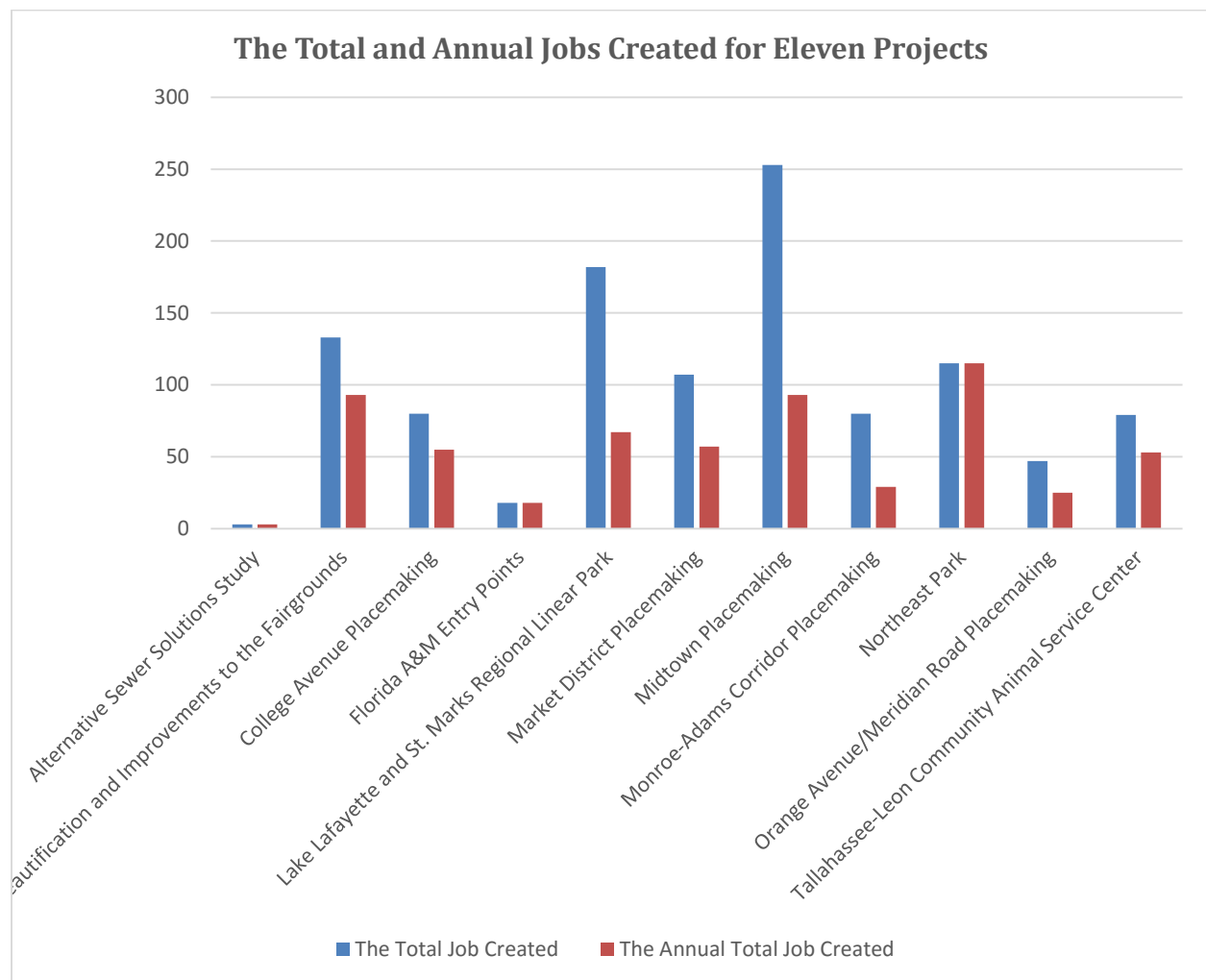


Figure 2. The Total Job Creation and The Annual Total Job Creation for Eleven Projects

The third and fourth factors relate to property values. The FSU CEFA study team used the empirical data on the land use (LU) of Leon County. The empirical data on LU, which was a combined dataset, was both collected from the Florida Department of Revenue (DOR) County Property Appraiser (2016)¹⁹ and provided by the BIA (for years 2011 – 2015). Parcels in Leon County fall in the categories “Residential”, “Commercial”, “Industrial”, “Agricultural”, “Institutional”, “Governmental”, “Miscellaneous”, “Centrally Assessed”, and “Non-Agricultural Acreage”. Table 4 summarizes the estimated changes in average aggregate market value per acre, of intersecting parcels, and within a distance of one quarter mile radius, with the area given by the Blueprint program group. The one quarter mile radius was selected based on the concept “walkshed” suggested by BIA. The “walkshed” is the land area within a defined walking range of a specified location.²⁰ Due to the limitation of local commercial rent data (due to insufficient observations), FSU CEFA used the changes in commercial LU property value per acre in order to measure commercial rents and reflect commercial development potential. Figure 3 displays the estimated values of these changes, in Columns 2 and 3 in Table 4, respectively.

Table 4. The Changes in Average Aggregate Market Value of Land Use/Commercial Land Use Parcels Intersecting, and within A Distance of a Radius of 0.25 Mile, of the Project Area

Project	Estimated Change in Property Value/Acre (1 Quarter Mile)	Estimated Change in Commercial Property Value/Acre (1 Quarter Mile)
Alternative Sewer Solutions Study	\$41	\$3,665
Beautification and Improvements to the Fairgrounds	-\$4,231	\$136
College Avenue Placemaking	\$112,584	-\$61,044
Florida A&M Entry Points	\$24,367	-\$1,405
Lake Lafayette and St. Marks Regional Linear Park	\$405	-\$7,243
Market District Placemaking	\$9,165	\$11,997
Midtown Placemaking	\$1,990	\$1,188
Monroe-Adams Corridor Placemaking	\$13,112	-\$67
Northeast Park	-\$53	N.A.
Orange Avenue/Meridian Road Placemaking	\$5,437	\$2,144
Tallahassee-Leon Community Animal Service Center	\$126	N.A.

¹⁹ Data source: http://www.leonpa.org/_dnn/

²⁰ <https://en.wiktionary.org/wiki/walkshed>

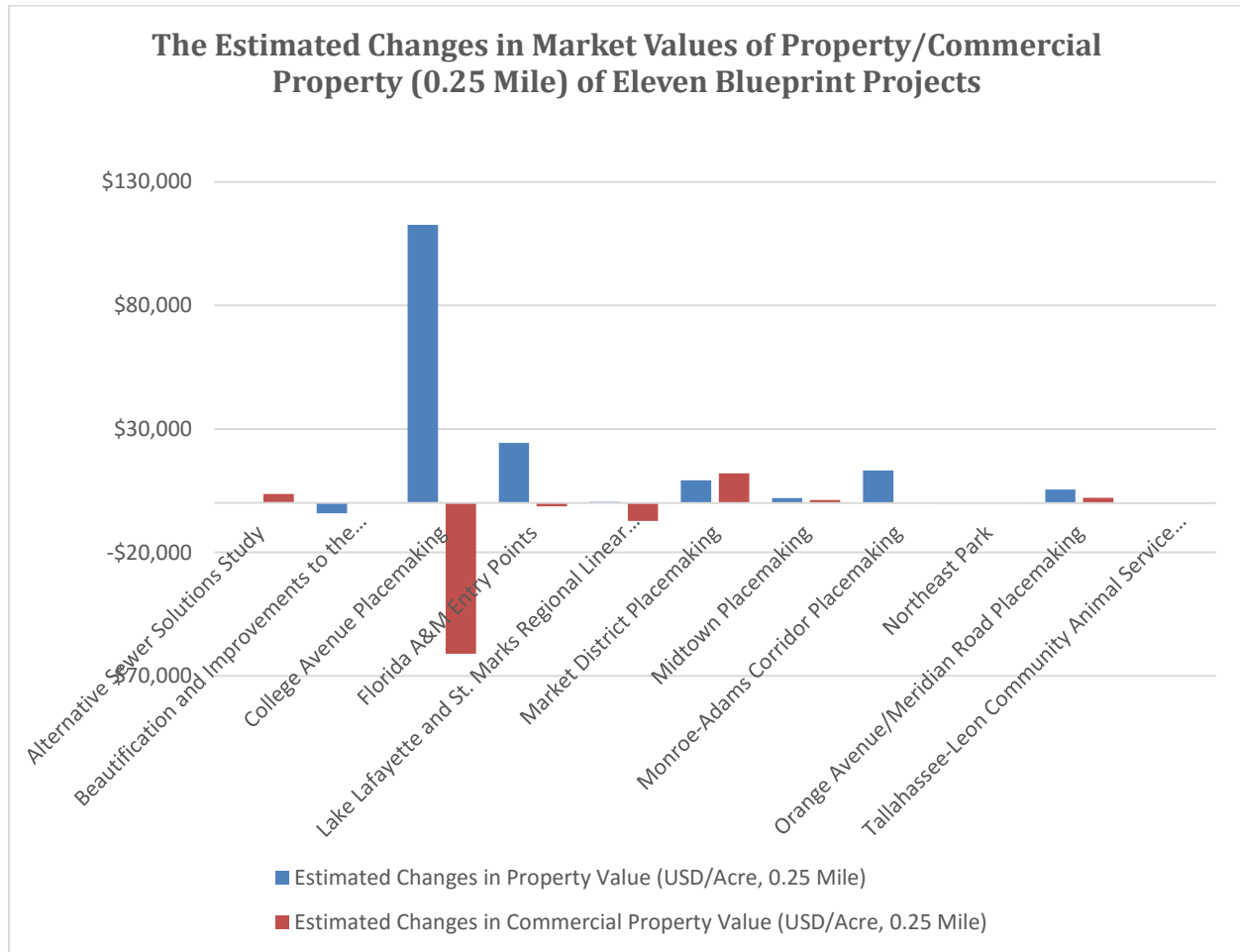


Figure 3. The Estimated Changes in Average Market Values of Property/Commercial Property (within 0.25 Mile) of Eleven Blueprint Projects

Based on the empirical data on the intersecting parcels, and within a distance of one quarter mile radius of the area of each project, the top three projects with high-average estimated improved property market values are: “College Avenue Placemaking”, “Florida A&M Entry Points”, and “Monroe-Adams Corridor Placemaking”. From the aspect of commercial land use, the top three projects are: “Market District Placemaking”, “Alternative Sewer Solutions Study”, and “Orange Avenue/Meridian Road Placemaking”.

A portion of negative values are observed. In Appendix A,²¹ the time series data of property values and annual growth rates are listed, showing how the changing values were estimated. In the following

²¹ Table A2. The Time Series Market Values of Property/Commercial Property (1 Quarter Mile) of Eleven Blueprint Projects

The top panel lists the average annual property values and average commercial LU property values for the past six years, from 2011 to 2016. The bottom panel lists the corresponding annual growth rates. Some highlights concerning the annual growth rates are discussed

subsection, the data shown above will be normalized as a next step. The normalized scores are used in the weighted sum model for the calculation of final scores and ranking.

The Normalization of Scores

Costs can be defined as a reduction in benefits. The total estimated costs of the eleven projects provided by the Blueprint group were normalized, falling in the range between 0 and 1. The normalized scores of costs then were adjusted by being subtracted by 1. The job creation, changes in average property values and in average commercial property values of “1 quarter mile” are normalized in the regular way.²² Negative values after normalization are rescaled to the range between 0 and 1.²³ Table 5 summarizes the normalized scores of the four indicators of eleven projects.

Table 5. The Normalized Scores of Four Factors of Eleven Projects

Project	Estimated Time-adjusted Annual Cost	Annual Job Creation, Total	Estimated Changes in Property Value/Acre	Estimated Changes in Commercial Property Value/Acre
Alternative Sewer Solutions Study	0.8042	0.0140	0.0366	0.8859
Beautification and Improvements to the Fairgrounds	0.5676	0.4341	0.0000	0.8376
College Avenue Placemaking	0.7477	0.2567	1.0000	0.0000
Florida A&M Entry Points	0.9213	0.0840	0.2448	0.8165
Lake Lafayette and St. Marks Regional Linear Park	0.6974	0.3127	0.0397	0.9349
Market District Placemaking	0.7419	0.2661	0.1147	1.0000
Midtown Placemaking	0.5787	0.4341	0.0533	0.8520
Monroe-Adams Corridor Placemaking	0.8660	0.1354	0.1485	0.8367
Northeast Park	0.4757	0.5368	0.0367	0.8357
Orange Avenue/Meridian Road Placemaking	0.8874	0.1167	0.0828	0.8651
Tallahassee-Leon Community Animal Service Center	0.7477	0.2474	0.0373	0.8357

²² Normalization method: https://www.mathworks.com/matlabcentral/newsreader/view_thread/330624; <https://www.mathworks.com/help/matlab/ref/norm.html>

²³ Appendix B

The following paragraphs discuss the individual indicator rankings and characteristics of each project.

From the aspect of individual indicators, the rankings of eleven projects are different, underscoring the different characteristics of the eleven investment projects. The estimated time-adjusted annual cost scores show the level of financial burden. The higher the score, the less the investment needed. The “Florida A&M Entry Points” has the highest score; 0.9213, while the project, “Northeast Park”, needs the most investment on an annual basis, with the lowest score of; 0.4757. Other projects which need low annual investments are “Orange Avenue/Meridian Road Placemaking” and “Monroe-Adams Corridor Placemaking”, ranking second and third, respectively. The estimated annual cost is irrelevant to the size of the construction area.²⁴ From the aspect of stimulating new growth opportunities, the investment²⁵ for the project “Northeast Park” which has the highest score; 0.5368, will create the greatest number of annual construction jobs. The “Florida A&M Entry Points” has the lowest job creation score: 0.0840.²⁶

The fourth column (of Table 5) provides information of the impacted areas of the projects (within distances of one-quarter mile) that have the highest level of changes in average property market value and the most potential for improved property value. The top three ranked projects for the one quarter mile range are: “College Avenue Placemaking”, “Florida A&M Entry Points”, and “Monroe-Adams Corridor Placemaking.”

From the aspect of commercial development, the project which has the highest commercial LU value score in the one quarter mile study range is “Market District Placemaking”. Due to the large decreasing in the estimated improved commercial LU of “College Avenue Placemaking”; -\$61,044/acre, the score of “College Avenue Placemaking” projects is 0.0000. The commercial development scores of other projects, including projects without commercial LU, are clustering around an average value: 0.8556.

²⁴ See the flyers of eleven projects for the details of construction/study maps.

²⁵ Based on the investment data for the construction activity of the project.

²⁶ The job creation of “Alternative Sewer Solutions Study” is estimated directly by BIA experts. The job type is not construction related.

Computing Weights

Based on the methodology involved with the MAU analysis, FSU CEFA calculated weights by using the Reference Comparison (100 + criteria) Approach. The Paired Comparison, or Balance Beam, Approach (10 - 100 criteria) is discussed in Appendix B. The steps involving the derivation of the overall weights and the weights for each indicator are listed in Table 6. Additional economic guidance from the BIA team relating to the project specifications will assist in the further refinement of the estimation weights.

Table 6. Weights for Evaluation Factors Using the Reference Comparison Method

Reference Comparison	[3, 9, and 14], accepted and practical to perform by hand, a good choice for 100 + criteria	1. Choose the evaluation criterion that is important or significant in the set
		2. Assign the most significant criterion a value of 3
		3. Rank the remaining criteria as follows: 'as important as' (3), 'slightly less important' (2), and 'much less important' (1), determined by the Evaluation Team
		4. Normalize so that they sum to 1

Criteria	Grade (3, 2, or 1)	Weight
Est. Time-adjusted Annual Cost	3	.335
Annual Job Creation	3	.335
Est. Changes in Average Property Value	2	.220
Est. Changes in Average Commercial LU Property Value	1	.110

Overall Score and Ranking Results (Reference Comparison Method)

Table7. The Total Scores and Rankings of Eleven Projects

Project	Total Score	Ranking	CCQ Prioritization Score
Alternative Sewer Solutions Study	0.3796	11	5
Beautification and Improvements to the Fairgrounds	0.4277	10	5
College Avenue Placemaking	0.5565	1	20
Florida A&M Entry Points	0.4805	2	20
Lake Lafayette and St. Marks Regional Linear Park	0.4500	5	15
Market District Placemaking	0.4729	3	20
Midtown Placemaking	0.4447	7	10
Monroe-Adams Corridor Placemaking	0.4601	4	15
Northeast Park	0.4392	8	10
Orange Avenue/Meridian Road Placemaking	0.4498	6	15
Tallahassee-Leon Community Animal Service Center	0.4335	9	10

After assigning weights to the four indicators, the overall scores of the eleven projects are listed in the second column of Table 7 for one-quarter mile study distance. The third and fourth columns list the corresponding priority rankings and the CCQ Prioritization Score. Based on the comprehensive economic impact analysis, the project “College Avenue Placemaking” has the highest overall score; 0.5565. The second to fourth projects are “Florida A&M Entry Points”, “Market District Placemaking”, and “Monroe-Adams Corridor Placemaking”. The spread of the overall scores of eleven projects is relatively large: the difference between the highest value and the lowest value is 0.1769, taking the 31.79% of the highest score. Column 4 shows the total points of “Invest in Economic Development” based on the evaluation scale of the: “Revised Blueprint’ Promise Criteria and Evaluation Scale”, which is also referred as CCQ Prioritization Score. The top-three ranked projects “College Avenue Placemaking”, “Florida A&M Entry Points”, and “Market District Placemaking” are endowed with the CCQ Score: 20. Projects ranked 4 to 6 are endowed with the score 15. Projects ranked from 7 to 9 have the CCQ Score: 10. And the last-ranked projects, “Beautification and Improvements to the Fairgrounds” and “Alternative Sewer Solutions Study”, have the lowest CCQ Score: 5.

Conclusions

In 2017, the BIA commissioned the Florida State University Center for Economic Forecasting and Analysis (FSU CEFA) to conduct an economic impact analysis of eleven Blueprint projects in order to provide estimates of the individual and overall economic impacts of those projects in the Leon County area. In addition, the FSU CEFA study team, based on four economic criteria, identified the priority rankings of the BIA projects. The rankings were provided as one aspect in the scoring criteria used by the BIA, as a means to aid in the infrastructure investment decision-making process. FSU CEFA initially conducted a literature review of the infrastructure investment analysis in order to design and develop the model that would be most suitable for this study. The research team ultimately selected the Multi-Attribute Utility (MAU) analysis as the main economic valuation and modeling tool for the BIA analysis of the proposed eleven projects. The FSU CEFA study team also examined the infrastructure categories by various definitions and categorized the projects into the “broad social infrastructure” category. The indicators selected in order to make equal comparisons among projects were: estimated time-adjusted annual cost, estimated annual total (construction related) job creation, average property value, and average commercial land use (LU) property value. The weighting method was developed based on the Reference Comparison Approach.

From the perspective of individual indicators, the rankings are different for each project. The top ranked projects by individual indicators are: the “Florida A&M Entry Points” for the lowest estimated annual cost, the “Northeast Park” for the greatest number of annual total jobs created, “College Avenue Placemaking” for its most potential in property value improvement and “Market District Placemaking” for its commercial development. After assigning weights to the four indicators, the project of “College Avenue Placemaking” was ranked the highest. The study team found that the other projects that had high rankings based on their economic impacts scores are: “Florida A&M Entry Points”, “Market District Placemaking”, and “Monroe-Adams Corridor Placemaking”.

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Appendix A

Table A1. The List of the Multiple-Criteria Decision Making (MCDM) Methods

Name
<ul style="list-style-type: none"> ▪ Aggregated Indices Randomization Method (AIRM) ▪ Analytic hierarchy process (AHP) ▪ Analytic network process (ANP) ▪ Best worst method (BWM) ▪ Characteristic Objects METHod (COMET) ▪ Choosing By Advantages (CBA) ▪ Data envelopment analysis ▪ Decision EXpert (DEX) ▪ Disaggregation – Aggregation Approaches (UTA*, UTAII, UTADIS) ▪ Rough set (Rough set approach) ▪ Dominance-based rough set approach (DRSA) ▪ ELECTRE (Outranking) ▪ Evaluation Based on Distance from Average Solution (EDAS) ▪ Evidential reasoning approach (ER) ▪ Goal programming (GP) ▪ Grey relational analysis (GRA) ▪ Inner product of vectors (IPV) ▪ Measuring Attractiveness by a categorical Based Evaluation Technique (MACBETH) ▪ Multi-Attribute Global Inference of Quality (MAGIQ) ▪ Multi-attribute utility theory (MAUT) ▪ Multi-attribute value theory (MAVT) ▪ New Approach to Appraisal (NATA) ▪ Nonstructural Fuzzy Decision Support System (NSFDSS) ▪ Potentially All Pairwise Rankings of all possible Alternatives (PAPRIKA) ▪ PROMETHEE (Outranking) ▪ Stochastic Multicriteria Acceptability Analysis (SMAA) ▪ Superiority and inferiority ranking method (SIR method) ▪ Technique for the Order of Prioritisation by Similarity to Ideal Solution (TOPSIS) ▪ Value analysis (VA) ▪ Value engineering (VE) ▪ VIKOR method ▪ Fuzzy VIKOR method ▪ Weighted product model (WPM) ▪ Weighted sum model (WSM) ▪ Rembrandt method

**Table A2. The Time Series Market Values of Property/Commercial Property (1 Quarter Mile)
of Eleven Blueprint Projects**

Project	Property Type	2011	2012	2013	2014	2015	2016
Alternative Sewer Solutions Study	Total	\$20,842	\$19,808	\$19,612	\$20,131	\$20,599	\$21,048
	Commercial	\$69,723	\$75,020	\$75,649	\$77,246	\$81,810	\$86,232
Beautification and Improvements to the Fairgrounds	Total	\$147,021	\$136,023	\$130,790	\$120,902	\$121,357	\$123,953
	Commercial	\$195,027	\$179,393	\$173,313	\$172,022	\$189,724	\$195,708
College Avenue Placemaking	Total	\$2,948,761	\$2,758,981	\$2,788,470	\$2,942,301	\$3,216,529	\$3,468,372
	Commercial	\$2,340,047	\$2,167,303	\$2,205,427	\$2,252,780	\$2,250,209	\$2,010,441
Florida A&M Entry Points	Total	\$698,218	\$664,215	\$655,535	\$716,983	\$762,779	\$811,349
	Commercial	\$345,069	\$328,129	\$328,556	\$319,622	\$324,076	\$337,971
Lake Lafayette and St. Marks Regional Linear Park	Total	\$21,031	\$20,293	\$20,305	\$22,843	\$22,541	\$22,969
	Commercial	\$37,092	\$46,877	\$47,262	\$208,230	\$205,923	\$193,187
Market District Placemaking	Total	\$331,681	\$326,549	\$333,535	\$351,008	\$367,236	\$374,817
	Commercial	\$692,223	\$654,315	\$674,573	\$699,674	\$726,740	\$749,870
Midtown Placemaking	Total	\$569,372	\$542,407	\$535,902	\$554,578	\$573,186	\$579,237
	Commercial	\$801,237	\$770,740	\$761,004	\$784,337	\$803,400	\$807,154
Monroe-Adams Corridor Placemaking	Total	\$844,084	\$817,650	\$819,364	\$878,412	\$875,213	\$907,334
	Commercial	\$126,914	\$122,210	\$125,938	\$124,643	\$124,025	\$126,579
Northeast Park	Total	\$5,879	\$5,626	\$5,614	\$5,641	\$5,641	\$5,607
	Commercial	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Orange Avenue/Meridian Road Placemaking	Total	\$408,541	\$393,105	\$380,616	\$408,142	\$403,249	\$434,895
	Commercial	\$280,069	\$279,246	\$278,772	\$274,527	\$284,632	\$290,594
Tallahassee-Leon Community Animal Service Center	Total	\$93,880	\$89,532	\$88,858	\$99,840	\$97,965	\$94,507
	Commercial	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Annual Growth Rate						
Project	Property Type	2012	2013	2014	2015	2016
Alternative Sewer Solutions Study	Total	-5.09%	-0.99%	2.62%	2.30%	2.16%
	Commercial	7.32%	0.84%	2.09%	5.74%	5.26%
Beautification and Improvements to the Fairgrounds	Total	-7.78%	-3.92%	-7.86%	0.38%	2.12%
	Commercial	-8.36%	-3.45%	-0.75%	9.79%	3.11%
College Avenue Placemaking	Total	-6.65%	1.06%	5.37%	8.91%	7.54%
	Commercial	-7.67%	1.74%	2.12%	-0.11%	-11.27%
Florida A&M Entry Points	Total	-4.99%	-1.32%	8.96%	6.19%	6.17%
	Commercial	-5.03%	0.13%	-2.76%	1.38%	4.20%
Lake Lafayette and St. Marks Regional Linear Park	Total	-3.57%	0.06%	11.78%	-1.33%	1.88%
	Commercial	23.41%	0.82%	148.29%	-1.11%	-6.38%
Market District Placemaking	Total	-1.56%	2.12%	5.11%	4.52%	2.04%
	Commercial	-5.63%	3.05%	3.65%	3.80%	3.13%
Midtown Placemaking	Total	-4.85%	-1.21%	3.43%	3.30%	1.05%
	Commercial	-3.88%	-1.27%	3.02%	2.40%	0.47%
Monroe-Adams Corridor Placemaking	Total	-3.18%	0.21%	6.96%	-0.36%	3.60%
	Commercial	-3.78%	3.00%	-1.03%	-0.50%	2.04%
Northeast Park	Total	-4.41%	-0.20%	0.47%	0.01%	-0.60%
	Commercial	N.A.	N.A.	N.A.	N.A.	N.A.
Orange Avenue/Meridian Road Placemaking	Total	-3.85%	-3.23%	6.98%	-1.21%	7.56%
	Commercial	-0.29%	-0.17%	-1.53%	3.61%	2.07%
Tallahassee-Leon Community Animal Service Center	Total	-4.74%	-0.76%	11.65%	-1.90%	-3.59%
	Commercial	N.A.	N.A.	N.A.	N.A.	N.A.

Based on the information provided by BIA Geographic Information System (GIS) experts, FSU CEFA study team excluded data on outlier parcels. These parcels are: Lake Lafayette and St. Marks Regional Linear Park Outlier Parcel “1126200090000”, Tallahassee-Leon Community Animal Service Center Outlier Parcel “1127208530000”, and Northeast Park Outlier Parcel with irregular valuation increases “1401200050000”. The 11.65% increase rate of “Tallahassee-Leon Community Animal Service Center” in 2014 is likely due to the Consolidated Dispatch Agency coming on the tax roll. The high fluctuation of annual growth rates of “Lake Lafayette and St. Marks Regional Linear Park”, especially the sharp increase in commercial LU properties in 2012 and 2014 (23.41% and 148.29%, respectively), is due to reclassification of the 30 acre parcel. The 30 acre parcel was reclassified as “Vacant Commercial” in 2013 to “Miscellaneous” in 2014. Only data on parcels were used after the reclassification occurred (i.e., from years 2014 – 2016). All acreage information was adjusted for “Air Parcels”.²⁷

²⁷ “Air Parcels” are parcels which the Property Appraiser uses a “PARCEL_TYP” field to signify if the acreage is duplicated.

Appendix B

The standard method to normalize the a set of numbers

$$\text{The unit score}_i = \frac{\text{value}_i - \min(\text{value})}{\max(\text{value}) - \min(\text{value})}$$

How to construct $Y \in (0, 1)$ with the Log-odds Ratio Method

The Log-odds Ratio is a discussion in Papke and Wooldridge (1996) for the development of fractional response model.²⁸

$$\text{A continuous number} = \log Z = \log \frac{Y}{1-Y} = F(x_1, x_2, x_3, x_4), \quad Y \in (0, 1)$$

Steps to Perform Paired Comparison (Balance Beam) and Reference Comparison Methods

Weighting Method and Description Proposed for Eliciting Weights [1, 2, 3, 4, 10, and 14]		Steps
Paired Comparison (Balance Beam Method)	[3, 9, and 14], accepted and practical to perform by hand, a good choice for 10 - 100 criteria	1. Determine a basic ordering
		2. Start with the highest ordered one, express the relative importance with the lower ordered ones in terms of >, <, or = (determined by the evaluation team)
		3. Assign the lowest-order a value of 1
		4. Back solve the system

²⁸ This transformation method does not work for extreme values 0 or 1.

Appendix C

Summary Table of Scores and Rankings, Based on One Mile, and One-Quarter Mile Distances, from the Proposed Project

Projects	Estimated Time-adjusted Annual Costs	Associated Scores (Weights [1, 0, 0, 0])	Annual Job Creation, Total	Associated Scores (Weights [0.5, 0.5, 0, 0])	Change in Property Value/Acre (1 Quarter Mile)	Associated Scores (Weights [0.375, 0.375, 0.25, 0])	Change in Commercial Property Value/Acre (1 Quarter Mile)	Overall Score	Ranking
Indicator Weights for Overall Scores	0.335		0.335		0.220		0.110		
Alternative Sewer Solutions Study	0.8042	0.8042	0.0140	0.4091	0.0366	0.3160	0.8859	0.3796	11
Beautification and Improvements to the Fairground	0.5676	0.5676	0.4341	0.5009	0.0000	0.3756	0.8376	0.4277	10
College Avenue Placemaking	0.7477	0.7477	0.2567	0.5022	1.0000	0.6267	0.0000	0.5565	1
Florida A&M Entry Points	0.9213	0.9213	0.0840	0.5027	0.2448	0.4382	0.8165	0.4804	2
Lake Lafayette and St. Marks Regional Linear Park	0.6974	0.6974	0.3127	0.5051	0.0397	0.3887	0.9349	0.4500	5
Market District Placemaking	0.7419	0.7419	0.2661	0.5040	0.1147	0.4067	1.0000	0.4729	3
Midtown Placemaking	0.5787	0.5787	0.4341	0.5064	0.0533	0.3931	0.8520	0.4447	7
Monroe-Adams Corridor Placemaking	0.8660	0.8660	0.1354	0.5007	0.1485	0.4127	0.8367	0.4602	4
Northeast Park	0.4757	0.4757	0.5368	0.5063	0.0367	0.3889	0.8357	0.4392	8
Orange Avenue/Meridian Road Placemaking	0.8874	0.8874	0.1167	0.5021	0.0828	0.3972	0.8651	0.4498	6
Tallahassee-Leon Community Animal Service Center	0.7477	0.7477	0.2474	0.4976	0.0373	0.3825	0.8357	0.4335	9

Appendix D

Summary Table of the Original Information of Four Economic Indicators of the Eleven BIA Projects

A	B	C	D	E	F	G	H
Areas	Project	Project Highlights	The Scoring Mechanism (Criteria and Weight)				Ranking (1 quarter mile)
			Estimated Total Cost 0.335	Job Creation, Total 0.335	Est. Change in Property Value (USD/Acre, 1 quarter mile) 0.22	Est. Change in Commercial Property Value (USD/Acre, 1 quarter mile) 0.11	
Community Enhancement Districts	Beautification and Improvements to the Fairgrounds	Redevelopment , reconfigure existing uses (lighting, sidewalks, relocated building, and parking access)	\$12,000,000	134	-\$4,231	\$136	10
	College Avenue Placemaking	Visual appeal (visitation) enhancement , intersection improvements (pedestrian safety, pedestrian walkways, and sidewalk links)	\$7,000,000	80	\$112,584	-\$61,044	1
	Market District Placemaking	Creation (sidewalks and trails, a central park space, running trail, benches, lighting, parking, and other amenities, safe pedestrian pathways and attractive landscaping)	\$9,400,000	107	\$9,165	\$11,997	3
	Midtown Placemaking	Creation (a unique and pedestrian-friendly sense of place), improvements (intersection, streetscaping, sidewalks, crosswalks, benches, lighting, landscaping, and signage)	\$22,000,000	253	\$1,990	\$1,188	7
	Monroe-Adams Corridor Placemaking	Improvements (sidewalks, lighting, signage, landscaping, underground utilities, and intersection crossings)	\$7,000,000	80	\$13,112	-\$67	4
	Orange Avenue/Meridian Road Placemaking	Revitalization (commercial area), improvements (stormwater facility, intersection, and bus shelter)	\$4,100,000	115	\$5,437	\$2,144	6
	Connectivity	Florida A&M Entry Points	\$1,500,000	17	\$24,367	-\$1,405	2
Quality of Life	Alternative Sewer Solutions Study	Alternative methods study of domestic wastewater treatment and disposal in the unincorporated area	\$2,800,000	3	\$41	\$3,665	11
	Lake Lafayette and St. Marks Regional Linear Park	Improvements (off-road trails and broadwalk across the lake), enhancements (trailheads), stormwater studies , ecosystem restoration	\$15,800,000	182	\$405	-\$7,243	5
	Northeast Park	Improvements (55 acres active park <baseball and multi-purpose fields, playground, concession/restroom facilities, sidewalks, lighting>, 45 acres passive park <greenways, trails>)	\$10,000,000	115	-\$53	N.A.	8
	Tallahassee-Leon Community Animal Service Center	Improvements (animal shelter building)	\$7,000,000	78	\$126	N.A.	9



Community Enhancement Districts

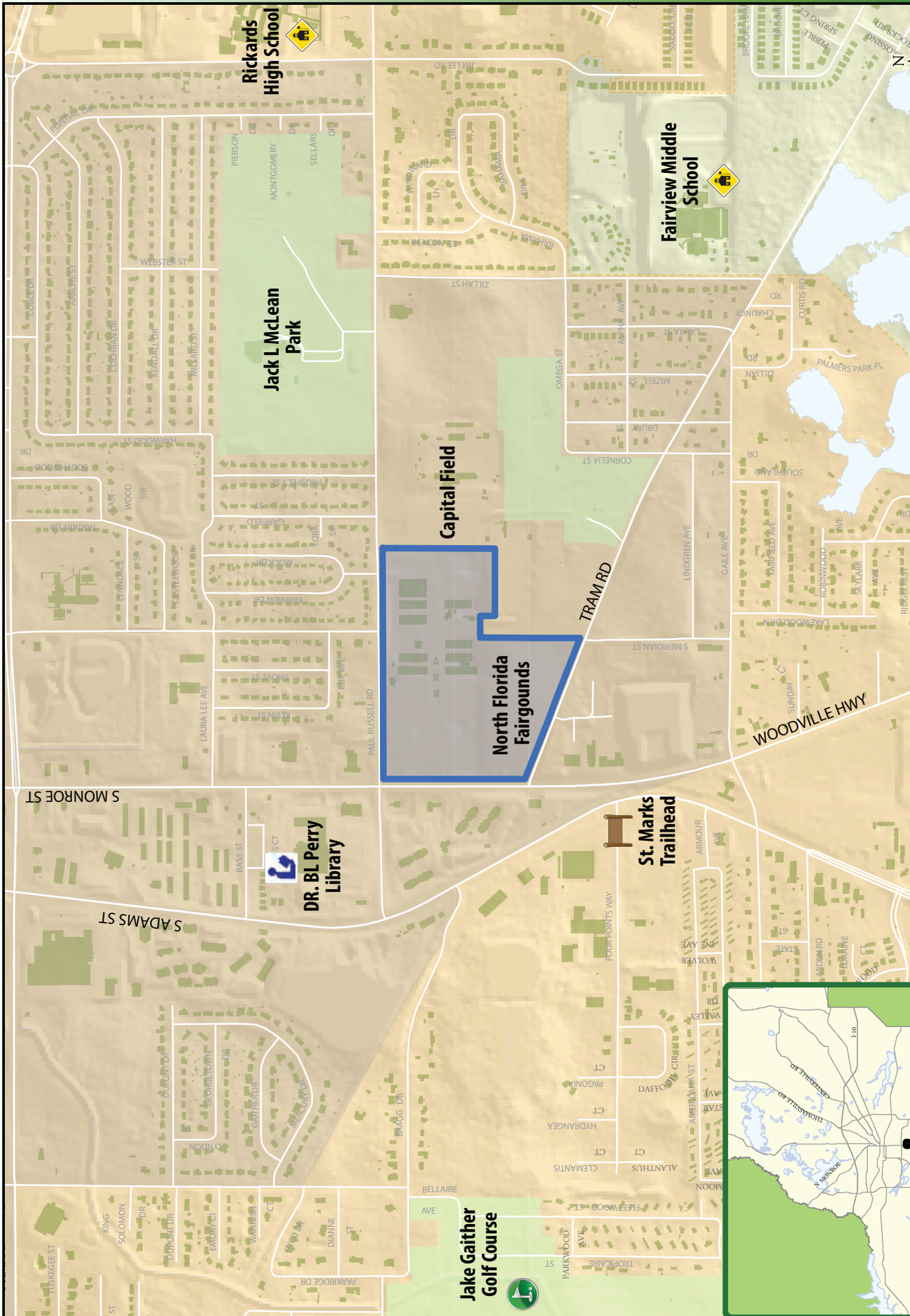
Beautification and Improvements to the Fairgrounds



Project Highlights

- Redevelopments to the North Florida Fairgrounds.
- Reconfigure existing uses to provide amenities that allow the Fairgrounds activities to be repositioned on the site:
 - Lighting
 - Sidewalks
 - Relocated buildings
 - Parking access improvements.
- Strategic redevelopment along Monroe Street.
- Estimated Cost: \$12 million

This project intends to provide the necessary infrastructure that will allow the Fairground's activities to be repositioned on the site while allowing for a mixture of land uses and intensities. The project would reconfigure the existing uses and incorporate the necessary infrastructure that will allow for redevelopment activities to strategically occur.



Beautification and Improvements to the Fairgrounds



General Location Map



Community Enhancement Districts

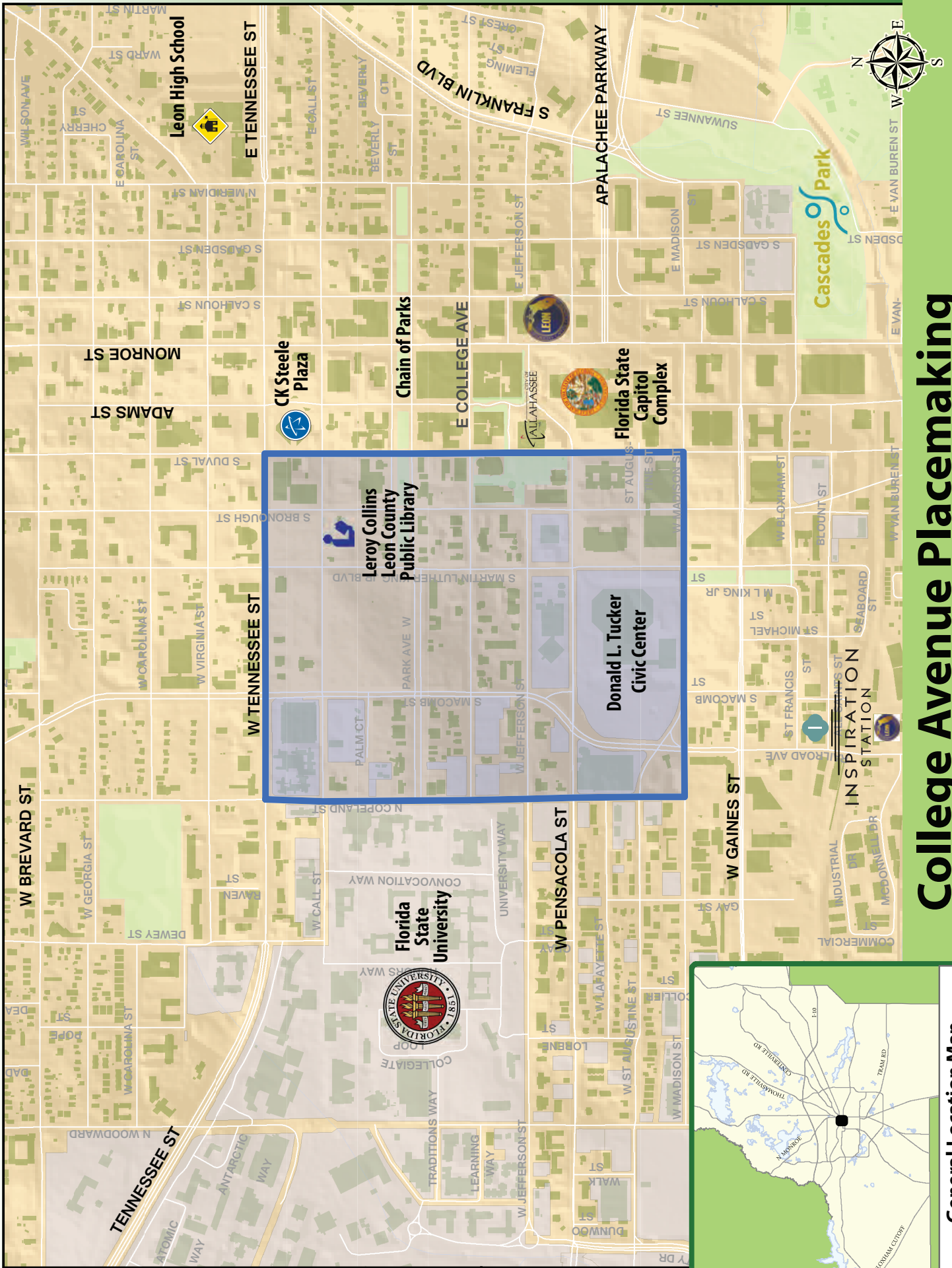
College Avenue Placemaking



Project Highlights

- Enhances visual appeal and pedestrian safety through streetscaping improvements along College Avenue, Park Avenue, and Macomb Street.
- Creates pedestrian walkways to connect the Civic Center, FSU Main Campus, FSU Law School and Downtown.
- Completes needed intersection improvements and fills in missing sidewalk links to make it easier and safer for people to walk to and from Downtown and Florida State University.
- Estimated Cost: \$7 million

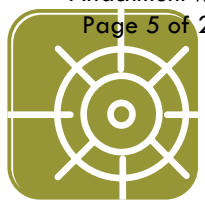
Located in the heart of Downtown near Florida State University, the College Avenue Placemaking project creates a “destination district” in our community. The project’s placemaking improvements will facilitate the redevelopment of the College Park District to meet its fullest potential. The goal is to create a vibrant urban space that attracts people to live and visit, while honoring its history and prominent location between the City and the University.



College Avenue Placemaking



General Location Map



Florida A&M Entry Points



Project Highlights

- Intersection enhancements to make accessing Florida A&M University easier and safer:
 - Palmer Avenue/Adams Street
 - Osceola Street/Adams Street
 - Perry Street/Gamble Street.
- Signage to beautify and emphasize the entrances to Florida A&M University.
- Estimated Cost: \$1.5 million

The intersections of Osceola/Adams Streets and Perry/Gamble Streets are high profile entrances into Florida A&M University. This project would include high visibility crosswalks at these intersections. It would also include adding a crosswalk and traffic signal at the Palmer Avenue/Adams Street intersection. Other improvements may include tree-lined streets, wider sidewalks, and monument signs at major entries.



Florida A&M Entry Points



General Location Map

Quality of Life



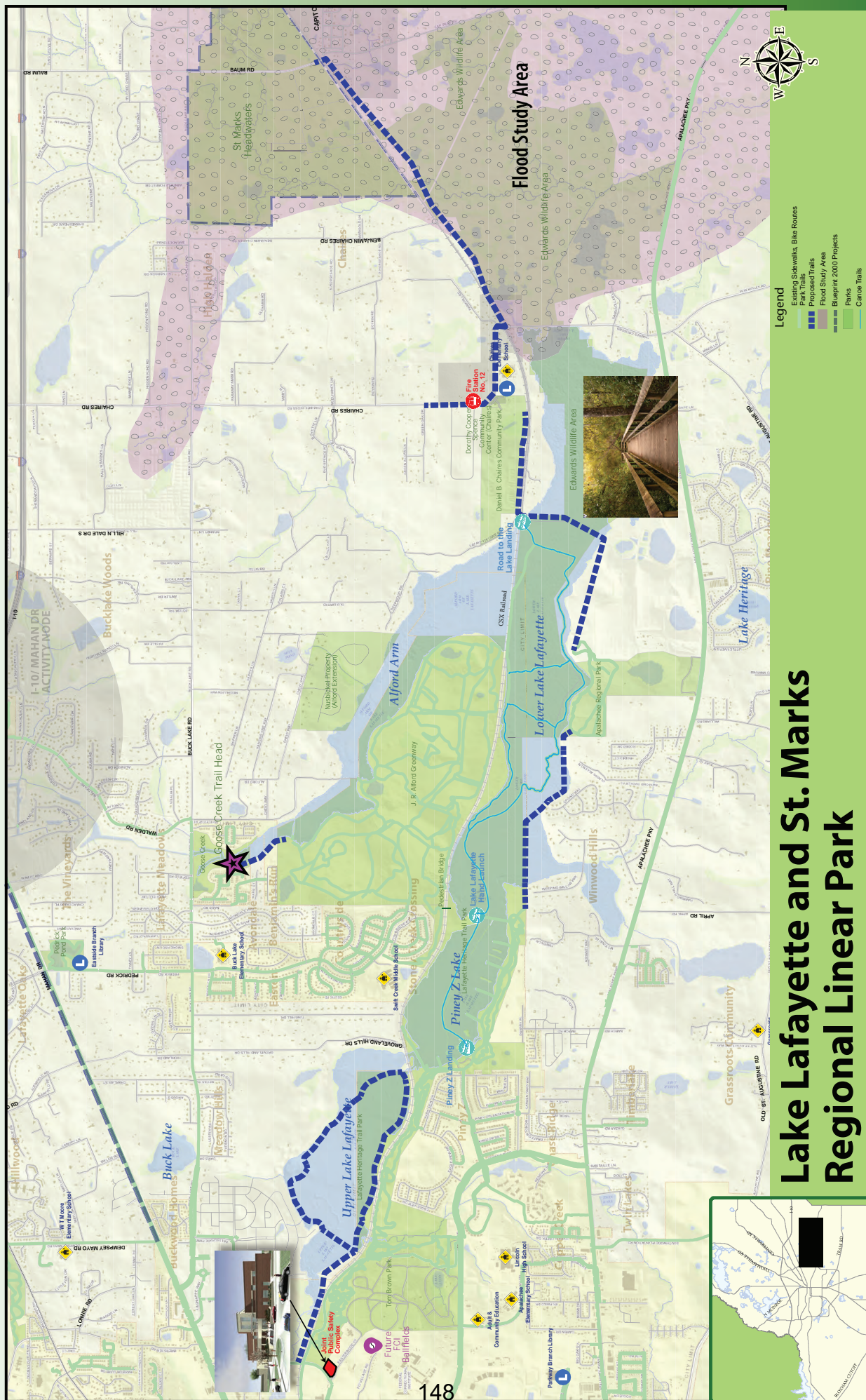
Lake Lafayette and St. Marks Regional Linear Park



Project Highlights

- Links 7,200 acres of public recreation lands east of Capital Circle Southeast.
- Trail Improvements include:
 - Off-road trails from Upper Lake Lafayette to St. Marks Headwaters
 - Boardwalk across the lake from the Apalachee Regional Park to the Lower Lake Lafayette wetlands
 - Goose Creek Trailhead and link to Nusbickel site
 - Trailhead enhancements in the St. Marks Headwaters include parking, canoe launching and educational features.
- Stormwater studies which may provide flood insurance relief to property owners.
- Ecosystem restoration.
- Estimated Cost: \$15.8 million

This project links 7,200 acres of public recreation lands east of Capital Circle Southeast. The construction of a boardwalk spanning the lake north of Apalachee Regional Park provides unprecedented access to the unique Lower Lake Lafayette wetlands. Ecosystem restoration will be achieved through stream restoration, stormwater retrofit, and exotic/invasive plant management on the public lands. Finally, this project conducts a critical analysis of the floodwaters generated in the St. Marks and Lafayette basins with the potential to provide flood insurance relief to property owners east of Chaires Cross Road.





Community Enhancement Districts

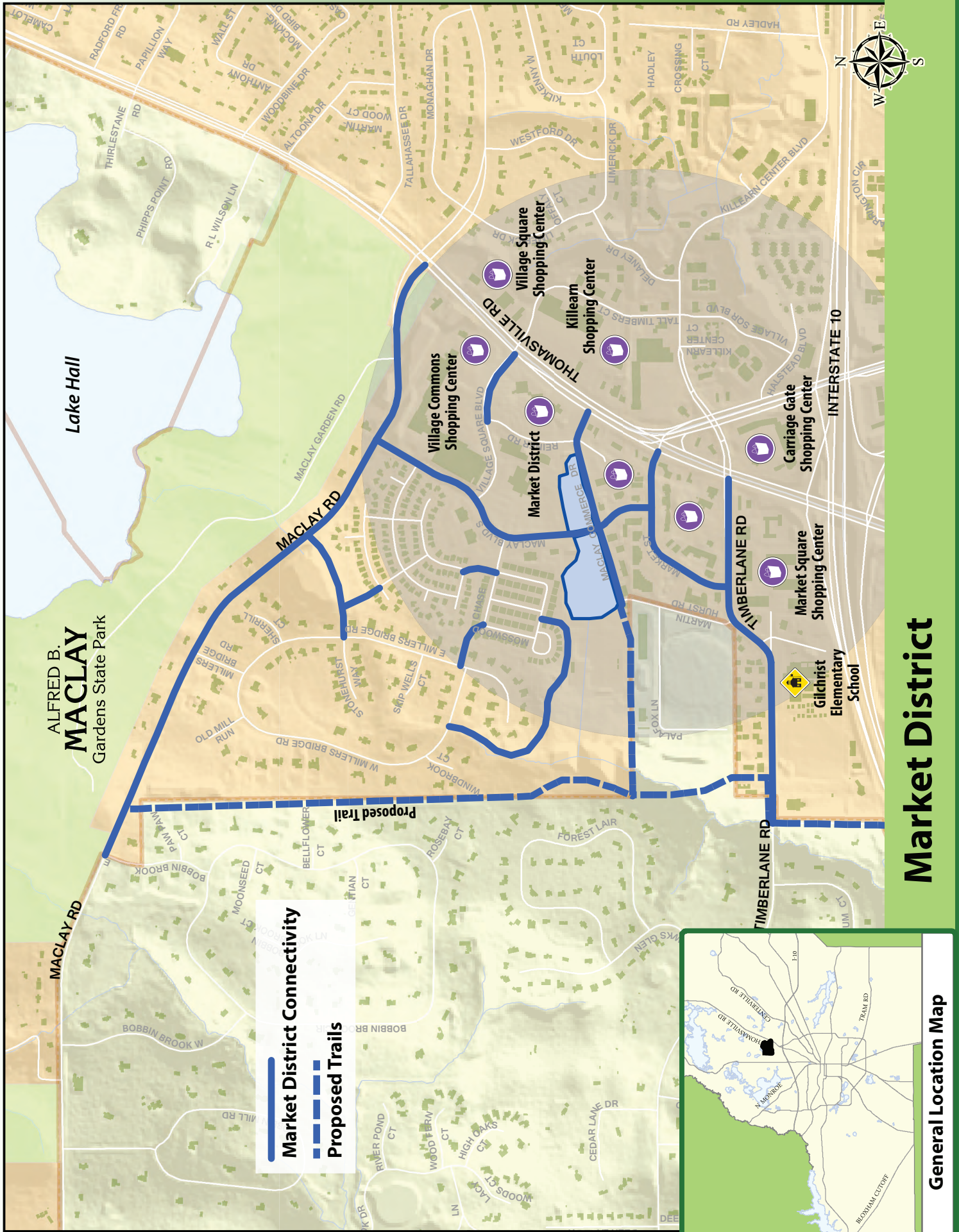
Market District Placemaking



Project Highlights

- Creates holistic network of sidewalks & trails to connect residential areas to parks, schools, and commercial areas.
- Creates a central park space around the existing stormwater ponds by adding a running trail, benches, lighting, parking, and other amenities.
- Creates safe pedestrian pathways and attractive landscaping along Timberlane Road, Maclay Boulevard, and Market Street, including roundabouts at key intersections.
- Estimated Cost: \$9.4 million

This project encompasses a holistic approach to transportation improvements, regional mobility, and connectivity in and around the Market District regional hub located at the intersections of Interstate 10, Thomasville Road, and Capital Circle Northeast. The District is home to numerous local businesses and Maclay Gardens, with several neighborhoods within easy walking distance. Many aspects of this project focus on connecting the residential and commercial components of the area. This project's infrastructure and aesthetic improvements will make the Market District a regional destination that supports and strengthens local business.





Community Enhancement Districts

Midtown Placemaking



Project Highlights

- Creates a unique, pedestrian-friendly sense of place in the Midtown area.
- Improvements at the five-points intersection of Meridian Road/ Thomasville Road /Seventh Avenue.
- Streetscaping on Monroe Street (Thomasville Road to Tharpe Street) and Thomasville Road (Monroe Street to Post Road).
- Streetscaping improvements include:
 - Wider sidewalks
 - Enhanced crosswalks
 - Benches
 - Lighting
 - Landscaping
 - Signage.
- Estimated Cost: \$22 million

This project makes streetscape enhancements and placemaking improvements in Midtown, along Monroe Street and Thomasville Road. Enhancements will expand areas for safe pedestrian activity and improve area aesthetics along these two major thoroughfares. As was the case on Gaines Street, these streetscape improvements may promote reinvestment and increased pedestrian traffic for area retailers. This project also seeks to reconfigure the five-points intersection, which should improve automobile and pedestrian accessibility to the surrounding properties.





Community Enhancement Districts

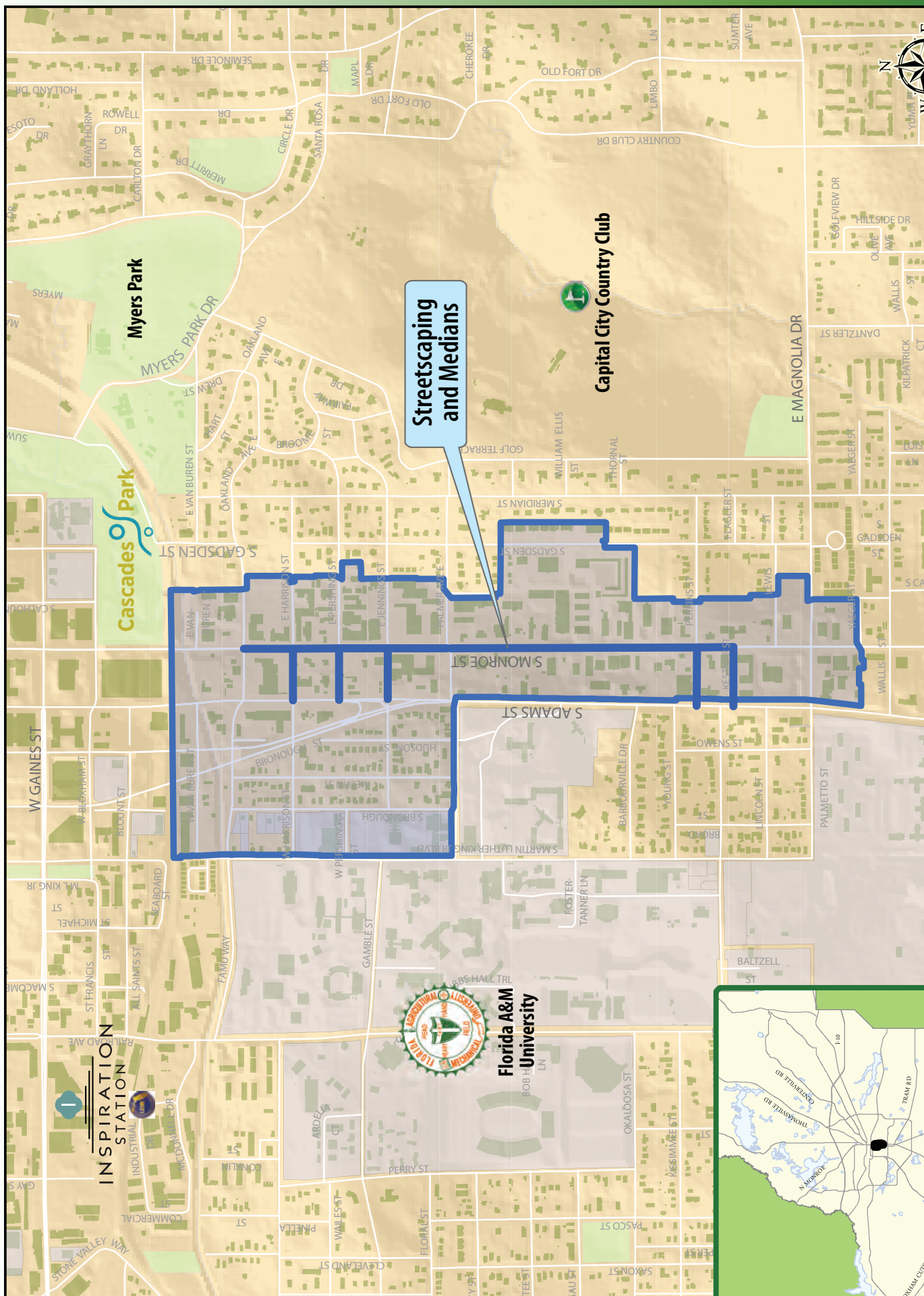
Monroe-Adams Corridor Placemaking



Project Highlights

- Installation of South Monroe Street medians from FAMU Way/Oakland Avenue to Magnolia Avenue.
- Streetscape improvements may include:
 - Sidewalks
 - Lighting
 - Signage
 - Landscaping
 - Underground utilities
 - Intersection crossings at South Monroe Street and Adams Street.
- Street parking (where possible) on Harrison Street, Pershing Street, Jennings Street, Perkins Road, and Kestner Street .
- Estimated Cost: \$7 million

This project provides infrastructure that is essential for creating a walkable, mixed-use district. These improvements will create safe, comfortable streets for pedestrians, transit users, and cyclists. The placemaking improvements will also improve the appearance, comfort, and safety of public streets and private property creating a pedestrian environment. This pedestrian environment may increase patronage at local businesses and encourage urban infill and mixed-use buildings.



Monroe-Adams Corridor Placemaking





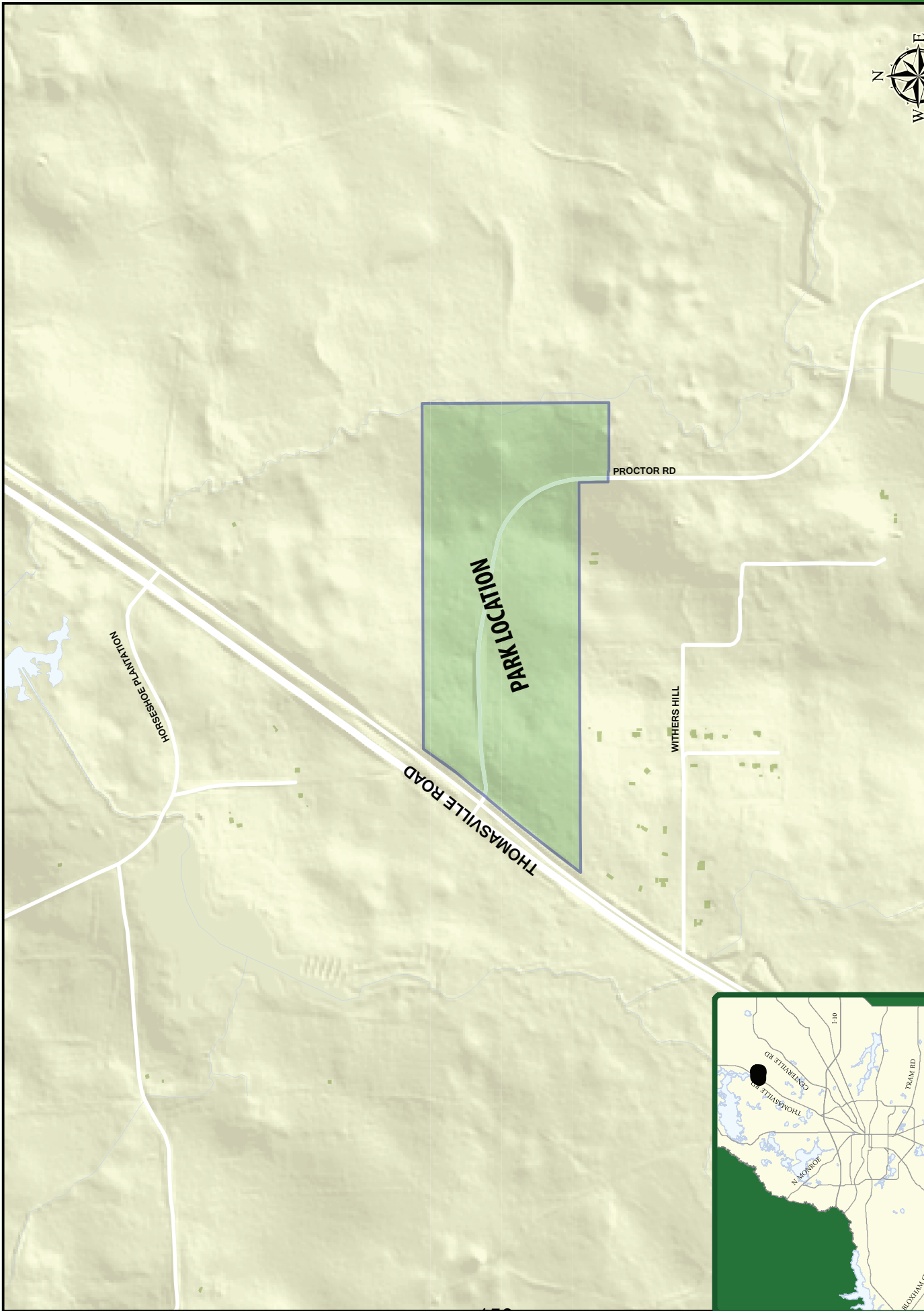
Northeast Park



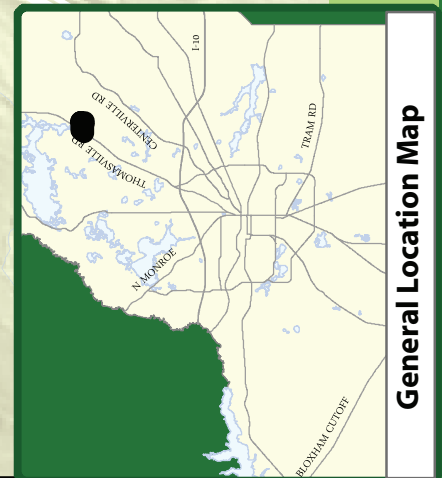
Project Highlights

- Park design and amenities to be determined through community input.
- Possible improvements may include:
 - Active Park (55 acres):
 - Baseball and multi-purpose fields
 - Playground
 - Amenities such as concession/restroom facilities, sidewalks, lighting, etc.
 - Passive Park (45 acres):
 - Greenways
 - Hiking and biking trails.
- Estimated Cost: \$10 million

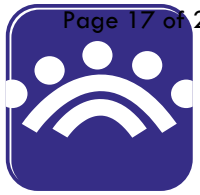
The Northeast Park is 100-acre parcel located at the corner of Proctor Road and Thomasville Road, of which 55 acres are anticipated to hold activity-based facilities (playground and activity fields). The remaining 45 acres of the park are anticipated to be set aside as a passive park (trails and greenspace). This project could also include the realignment and paving of Proctor Road within the confines of the park site. Additionally, a northbound turn lane would need to be added on Thomasville Road to facilitate traffic flow into the park.



Northeast Park



General Location Map



Community Enhancement Districts

Orange Avenue/Meridian Road Placemaking



Project Highlights

- Revitalizes commercial area from Orange Avenue north to the Town South shopping center.
- Stormwater improvements and enclosure of the East Drainage Ditch.
- Beautification of stormwater facility south of Orange Avenue.
- Construction of StarMetro Superstop (improved bus shelter where several routes intersect).
- Estimated Cost: \$4.1 million

This Orange/Meridian Placemaking project revitalizes the commercial area from Orange Avenue north to the Town South shopping center. A StarMetro Superstop will be constructed with covered seating and bus bays at the intersection of Orange Avenue and Meridian Road to support this high ridership area. The East Drainage Ditch, which runs south of the shopping center, will be enhanced to provide better stormwater management and improve pedestrian access between the Town South shopping center and new development. The existing stormwater facility south of Orange Avenue will be incorporated into a park-like amenity for the area, similar to how Lake Ella is an amenity for Midtown.





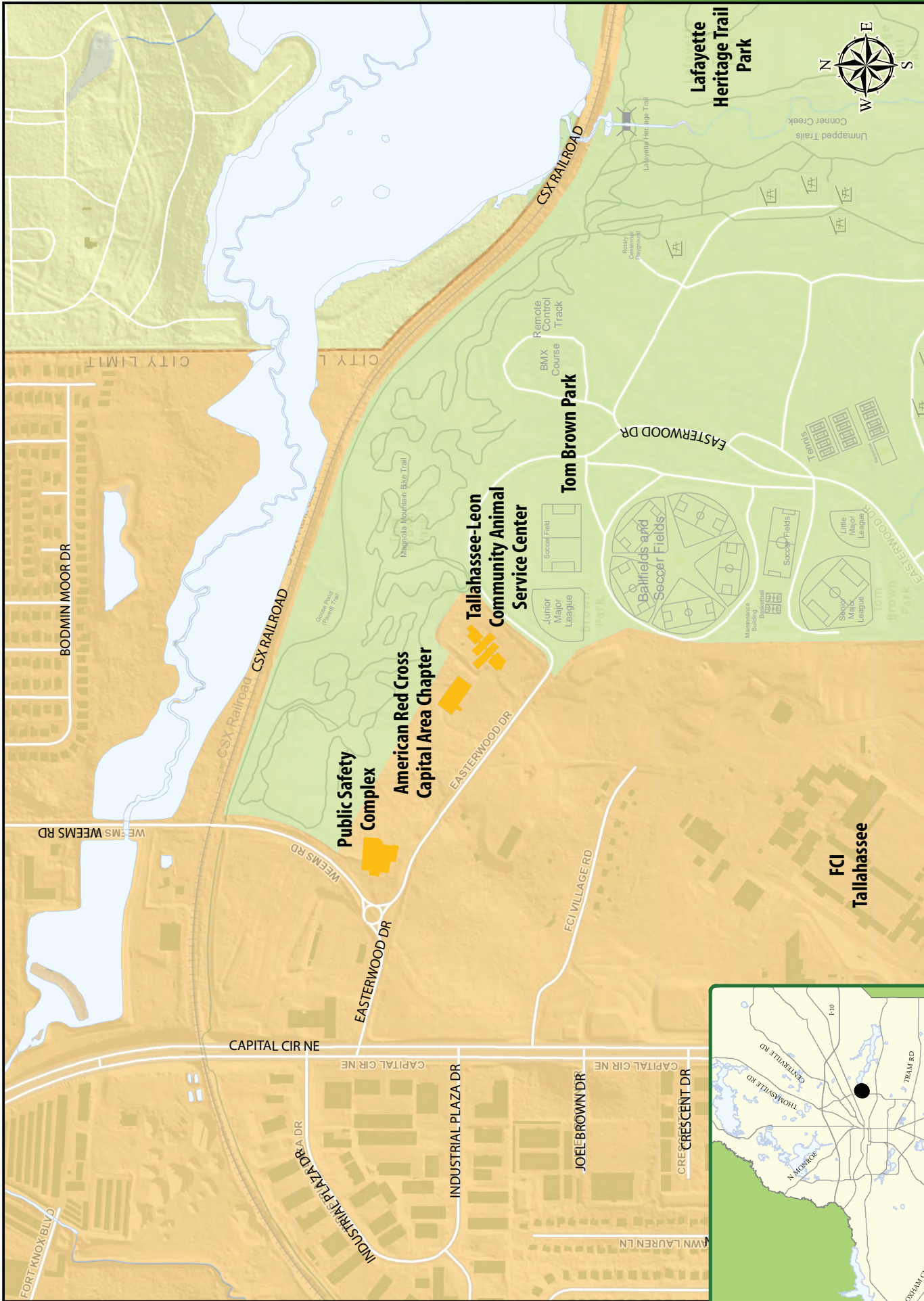
Tallahassee-Leon Community Animal Service Center



Project Highlights

- Funding for renovations and maintenance of the animal shelter.
- Possible improvements may include:
 - Kennel and holding facilities replacement
 - Floor repairs
 - Expansion of veterinary facilities
 - Other building improvements as identified.
- Estimated Cost: \$7 million

This project is for capital improvements to the Tallahassee-Leon Community Animal Service Center located near Tom Brown Park. The Animal Service Center provides care and veterinary services for stray or rescued animals throughout the County. The Animal Service Center also works with community partners to facilitate pet adoptions and to increase spay and neutering of the pet population. The capital improvements funded through this project will ensure that the Animal Service Center continues to provide excellent care to our pets for many years to come.



Tallahassee-Leon Community Animal Service Center

Evaluation Criteria								
CCQ Projects	Project Readiness	Water Quality Improvements	Transportation Enhancements	New Public Spaces	Local Economic Impact	Total Points	Project Location	Project Cost
Orange Avenue/Meridian Road Placemaking	10	20	15	20	15	80	Southeast	\$4.1 million
Market District	10	10	20	20	20	80	Northeast	\$9.4 million
Lake Lafayette and St. Marks Regional Linear Park	10	20	10	20	15	75	Southeast	\$15.8 million
Monroe-Adams Corridor Placemaking	10	0	20	10	15	55	Southwest	\$7 million
Midtown Placemaking	10	0	20	10	10	50	Northeast	\$22 million
Beautification and Improvements to the Fairgrounds	10	0	20	10	5	45	Southeast	\$12 million
Northeast Park	10	0	15	10	10	45	Northeast	\$10 million
College Avenue Placemaking	0	0	10	10	20	40	Downtown	\$7 million
Florida A&M Entry Points	0	0	10	0	20	30	Southwest	\$1.5 million
Alternative Sewer Solutions Study*	10	10	0	0	5	25	Countywide	\$2.8 million
Tallahassee-Leon County Animal Service Center	0	0	0	0	10	10	Southeast	\$7 million

*The IA Board provided direction on the first phase of the Alternative Sewer Solutions Study (Comprehensive Wastewater Treatment Facilities Plan) at the June 13, 2017 meeting and this project is in progress.

Project	Project Readiness	Water Quality Improvements	Transportation Enhancements	New Public Spaces	Local Economic Impact	Total Points
Orange Avenue/Meridian Road Placemaking	10 Pts: Project included in adopted Greenways Master Plan 0 Pts: Project is not ready for implementation	10 Pts: Water Quality Improvements - Enclosure of East Drainage Ditch 10 Pts: Stormwater Improvements - Enhances at East Drainage Ditch	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements 5 Pts: Transit Improvements	10 Pts: Creates new park 10 Pts: Creates urban public spaces through Placemaking enhancements	15 Pts: Sixth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	80
Market District	10 Pts: Project included in adopted Placemaking Plan 0 Pts: Project is not ready for implementation	10 Pts: Stormwater Improvements - Integrated with trail and roadway improvements	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements 5 Pts: Transit Improvements	10 Pts: Creates new park area 10 Pts: Creates urban public spaces through Placemaking enhancements	20 Pts: Third rank in economic impact based on annual job creation, property values, annual costs, and commercial values	80
Lake Lafayette and St. Marks Regional Linear Park	10 Pts: Project included in adopted Greenways Master Plan 0 Pts: Project is not ready for implementation	10 Pts: Water Quality Improvements - ecosystem restoration 10 Pts: Flood Control Anlaysis and Stormwater Retrofit	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements	10 Pts: Creates new park 10 Pts: Creates new public spaces at multiple trailhead locations	15 Pts: Fifth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	75
Monroe-Adams Corridor Placemaking	10 Pts: Project included in adopted Placemaking Plan 0 Pts: Project is not ready for implementation	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements 5 Pts: Transit Improvements	10 Pts: Creates urban public spaces through Placemaking enhancements	15 Pts: Fourth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	55
Midtown Placemaking	10 Pts: Project included in adopted Placemaking Plan 0 Pts: Project is not ready for implementation	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements 5 Pts: Transit Improvements	10 Pts: Creates urban public spaces through Placemaking enhancements	10 Pts: Seventh rank in economic impact based on annual job creation, property values, annual costs, and commercial values	50
Beautification and Improvements to the Fairgrounds	10 Pts: Project included in Fairgrounds Market Feasibility Study (2015) presented to the IA Board and Board of County Commissioners	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Bicycle Improvements 5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements 5 Pts: Transit Improvements	10 Pts: Creates new urban public spaces for public meetings and community events.	5 Pts: Tenth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	45
Northeast Park	10 Pts: Leon County his working on park trailhead design 0 Pts: Project is not ready for implementation	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Pedestrian Improvements 5 Pts: Bicycle Improvements 5 Pts: Vehicular Improvements	10 Pts: Creates new park	10 Pts: Eighth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	45
College Avenue Placemaking	0 Pts: Project is not ready for implementation	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements	10 Pts: Creates urban public spaces through Placemaking enhancements	20 Pts: Highest rank in economic impact based on annual job creation, property values, annual costs, and commercial values	40
Florida A&M Entry Points	0 Pts: Project is not ready for implementation as campus masterplan is still in development	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	5 Pts: Pedestrian Improvements 5 Pts: Vehicular Improvements	0 Pts: Project does not include any new parks or urban public spaces.	20 Pts: Second rank in economic impact based on annual job creation, property values, annual costs, and commercial values	30
Alternative Sewer Solutions Study*	10 Pts: First phase of project has been initiated by the Board	10 Pts: Study will provide recommendation & plan for improving water quality	0 Pts: Project does not include any transportation enhancements	0 Pts: Project does not include any new parks or urban public spaces.	5 Pts: Eleventh rank in economic impact based on annual job creation, property values, annual costs, and commercial values	25
Tallahassee-Leon County Animal Service Center	0 Pts: Project is not ready for implementation	0 Pts: Project will not improve water quality or mitigate flooding or stormwater beyond redevelopment requirements	0 Pts: Project does not include any transportation enhancements	0 Pts: Project does not include any new parks or urban public spaces.	10 Pts: Ninth rank in economic impact based on annual job creation, property values, annual costs, and commercial values	10

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

TITLE: Acceptance of Staff Report and Consideration of an Amendment to the Blueprint 2020 Airport Gateway Project to Establish the Gateway District

Date: September 19, 2017

Requested By: Blueprint Staff

Contact: Blueprint

Type of Item: Discussion

STATEMENT OF ISSUE:

At the February 21, 2017 meeting, the Blueprint Intergovernmental Agency Board (IA Board) directed staff to collaborate with Florida State University (FSU) to evaluate the opportunities created through the alignment of FSU and Blueprint investments in southwest Tallahassee and to bring back an action plan recommending next steps. Through this collaboration, the concept of the Gateway District emerged. This item presents the IA Board with a comprehensive analysis from the ensuing six month review, steps for continued public involvement to refine the Gateway District, as well as an option to consider for establishing a new Gateway District.

The Gateway District represents an opportunity to link the Blueprint and FSU projects and leverage these investments to achieve an area-wide gateway from the Tallahassee International Airport (Airport) into the community. Furthermore, the District concept meets the goals of the original Blueprint 2020 Airport Gateway project, can be implemented at no additional cost to Blueprint, and the expanded project would include an estimated investment of \$21 million combined from FSU and FDOT such that the expanded project represents a comprehensive value of approximately \$78.8 million.

SUPPLEMENTAL INFORMATION:

AIRPORT GATEWAY: LAKE BRADFORD ROAD AND SPRINGHILL ROAD (2014)

The Airport Gateway is a Blueprint 2020 Infrastructure Project as approved in the Second Amended and Restated Interlocal Agreement dated December 9, 2015. The project description included in the Interlocal Agreement is provided as Attachment #1. The purpose of the project is to create a unique gateway entrance into Downtown, Florida State University, and Florida A&M University from the Tallahassee International Airport. The project area includes a study of Lake Bradford Road and Springhill Road to develop a single route for the Gateway, as shown in Figure 1 below. Project wide enhancements include safety, circulation, connectivity and aesthetic improvements such as improved bicycle and pedestrian infrastructure, and

landscaping that will contribute to the gateway quality as well as creating benefits to the surrounding neighborhoods and businesses. Springhill Road cost estimates included funding for right of way for potential expansion to four lanes, but the cost estimate did not include construction funding for the widening. The project cost for the Airport Gateway project was developed in 2012 during the sales tax extension citizens committee and is estimated to be \$58.7 million.

Figure 1. Airport Gateway Project Map, 2014.



SOUTHWEST AREA TRANSPORTATION PLAN

Commensurate with this IA directed staff analysis, a related joint project with the C RTPA has been advanced to study future transportation needs, options and opportunities in southwest Tallahassee. This study is called the Southwest Area Transportation Plan (SWATP). In September 2016, the IA Board identified funding in the amount of \$350,000, which represents 50% of the total SWATP project budget. The fulfillment of the Blueprint share of the project costs is recommended for approval in the proposed FY 2018 Capital Budget included in this agenda package as Agenda Item #13. The C RTPA will manage the project with considerable input from Blueprint. A consultant has been selected to perform the corridor study, which will begin in the fall of 2017 and take approximately 15 months to complete.

The SWATP will be based in considerable public involvement and technical analysis and represent the community's vision for the transportation infrastructure improvements to Orange Avenue, Lake Bradford Road, and Springhill Road, including the segments identified in the Blueprint 2020 Airport Gateway and Orange Avenue Widening projects. This vision will be conveyed to FDOT as the basis of their feasibility studies for improvements to state roads in the southwest area. The scope for the SWATP includes a significant amount of public outreach including focused neighborhood and targeted stakeholder meetings, public meetings, and a three day charrette. The SWATP will be presented to the IA Board for approval once the final draft is complete. Staff recommends that any action taken on the Airport Gateway utilize, align with and benefit from the ongoing efforts underway via the comprehensive SWATP process.

FUTURE PLANS FOR FSU'S CAMPUS IN SOUTHWEST TALLAHASSEE

As provided at their February presentation to the IA, FSU holds substantial real estate in the southwest part of the community totaling over 900 acres. Land availability plus the academic and professional activity in the area positions their southwest campus to be the seat of both public and private research and development in the region. The new Advanced Materials Research and joint Florida A&M University (FAMU) and FSU College of Engineering are located in the area known as or adjacent to FSU's southwest campus, as are numerous recreational facilities and programs including the Intramural Fields, 'The Rez' Recreation Center, and the Don Veller Seminole Golf Course. FSU's southwest campus surrounds the Innovation Park research facility, which is home to the internationally-recognized National High Magnetic Field Laboratory, and numerous local high-tech businesses.

Mr. Kevin Graham, Executive Director of the FSU Real Estate Foundation, presented an overview of FSU's plans for their southwest campus at the February 21, 2017 IA Board meeting. In his presentation, he noted FSU will focus a significant portion of their future infrastructure investments in the southwest campus. Major investment opportunities include the redevelopment of Alumni Village and the redesign of the Seminole Golf Course and Club by golf legend Jack Nicklaus. The combination of available land, future investments, existing research and academic facilities, and high-tech businesses present a unique opportunity to FSU. Mr. Graham conveyed the vision of how the development of the southwest campus could benefit the larger community and help facilitate the University's growing needs. Following the presentation, the IA Board directed staff to work with FSU to evaluate the opportunities and benefits of aligning planned FSU and Blueprint investments in southwest Tallahassee and bring back an action plan recommending next steps.

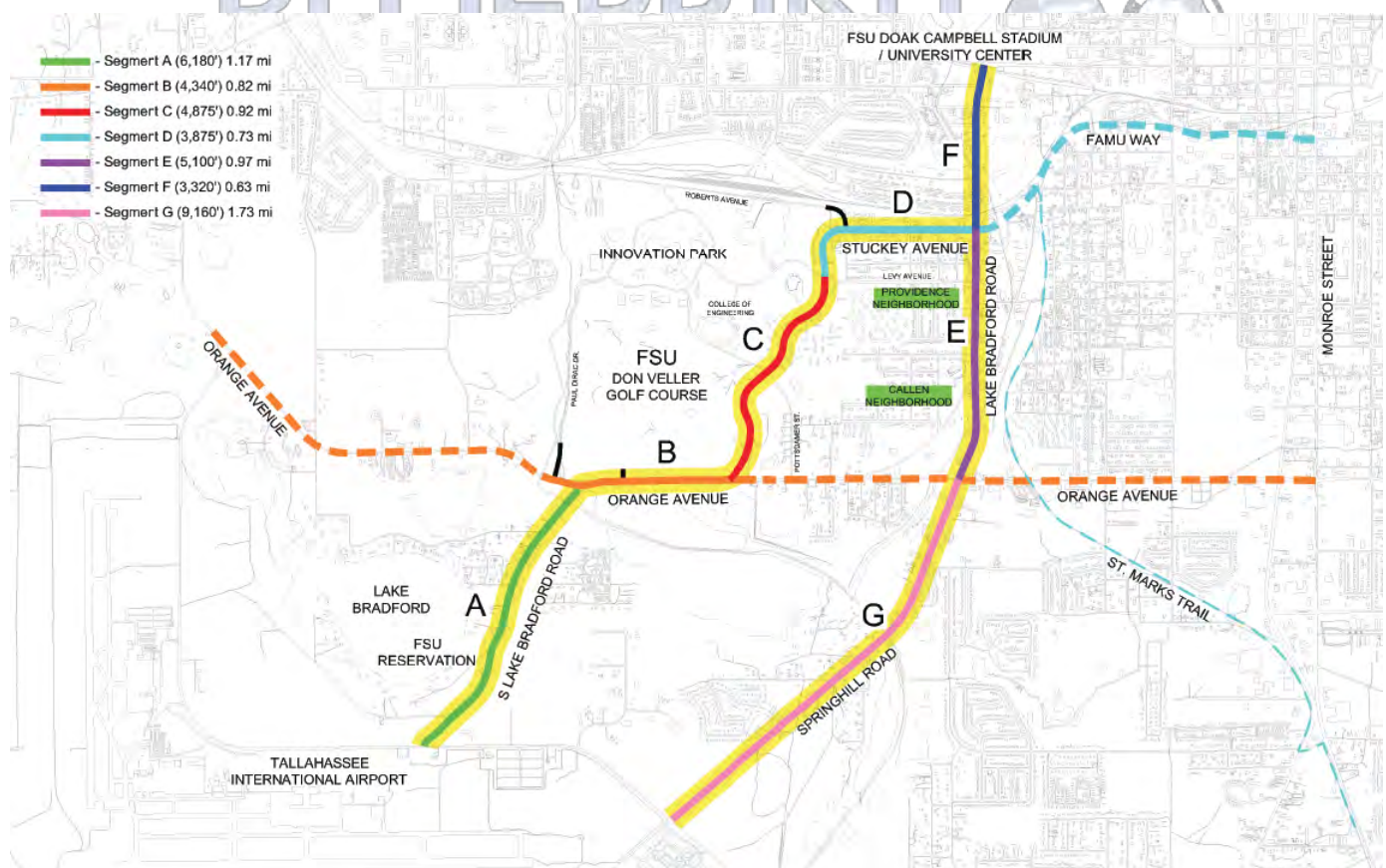
Since the IA Board meeting in February, the FSU Real Estate Foundation developed a concept for a new road through the southwest campus that opens up the development potential within. As proposed in FSU's presentation to the IA Board, if FSU's planned improvements are effectuated in concert with the Blueprint transportation infrastructure improvements, this new road segment will support the long term development potential of the surrounding southwest area of the community.

IDENTIFICATION OF OPPORTUNITIES:

Following the February 2017 IA Board meeting, staff from Blueprint, CRTPA, and the FSU Real Estate Foundation, along with key City and County staff, have been engaged to examine the opportunities created by the alignment of the Blueprint 2020 Airport Gateway project with FSU's planned improvements and investment in the southwest campus. A critical component to the evaluation of opportunities was the commitment to the improvements indicated in the original Airport Gateway project description.

During the collaboration to identify the opportunities, the idea of a network of gateway roadways, or 'Gateway District,' in southwest Tallahassee emerged. Rather than a singular road alignment for any one project, the Gateway District would link the Blueprint and FSU projects and leverage the individual investments toward a greater, and shared, public utilization and benefit. Figure 2, below, shows the proposed boundaries of the Gateway District, which include all segments of the original Airport Gateway project, as included in Attachment 1. In addition to implementing these improvements, the Gateway District would expand the enhancements to a network of roadways in the southwest area of the community. The FSU Real Estate Foundation's summary of the Gateway District is included as Attachment 2. For simplicity, the roadway network within the proposed Gateway District has been divided into Segments A-G, with conceptual typical sections included as Attachment 3. As shown in the typical sections, the enhancements in the original Blueprint project including pedestrian and bicycle facilities, landscaping and other aesthetic improvements will now be incorporated throughout the entire Gateway District.

Figure 2. Gateway District Project Map, 2017.



The following key community benefits would be provided by the Gateway District:

- Expanded scope will **provide gateway improvements for multiple roadways in the southwest**, ensuring visitors arriving and departing via the Tallahassee International Airport travel an aesthetically pleasing route that reflects our local beauty and vitality on any route that is taken.
- The partnership between Blueprint and FSU will **leverage dual plans created and efforts taken to date to create a single, coordinated infrastructure investment program** that is equally complimentary and mutually beneficial for the University and the Tallahassee-Leon County community.
- Continue the cohesive east-west corridor across Lake Bradford Road to **seamlessly connect Florida A&M University, FSU, Innovation Park and the Airport**.
- Linking the infrastructure improvements to a collaborative planning process will **minimize impacts on existing neighborhoods while maximizing benefits to the Tallahassee-Leon County community**.
- Expanded scope **distributes improvements throughout the transportation network** helping to alleviate existing and future traffic impacts and extend quality of life improvements throughout southwest Tallahassee.
- Open up new economic opportunities and support existing businesses by **enhancing access to, and visibility of, Innovation Park**.
- Expanded scope provides greater opportunity to **work with and protect established neighborhoods**.
- **Increase private investment and redevelopment opportunities** along multiple roadway corridors in the southwest area.
- Provide **substantial improvements in pedestrian, bicycle and vehicular safety** and place a high **priority on the protection of neighborhoods and significant environmental features** in this environmentally sensitive area of the community.
- **Compliment and showcase the significant investments by FSU in their southwest campus**, including the planned renovation to the Don Veller Seminole Golf Course and Club.

LEVERAGING INVESTMENTS:

Throughout staff review during the past six months, overall project cost was a constant focus. Substantial effort was given to both update and further test the 2012 project estimates as well as thoroughly review any new fiscal cost estimates of the District concept. Based on the assumptions contained in the Gateway District concept, the Blueprint contribution to the Gateway District is \$57.8 million, or \$0.9 million less than the original Airport Gateway project cost estimate of \$58.7 million. The expanded project would include an additional investment of an estimated \$21 million combined from FSU and FDOT such that the Gateway District project represents a comprehensive value of approximately \$78.8 million. The net result is a significantly expanded network of Gateway District infrastructure improvements investment at an investment to Blueprint that is similar to the original cost estimate.

The original cost estimate for the Airport Gateway project (as adopted in 2014) was developed as part of the Sales Tax Extension Committee's three-year process of project identification and recommendation that began in 2012. The original cost estimate included a significant allocation for right of way as it was unknown at the time how much right of way would be needed or the value of the land, at the time it would be acquired. However, maintaining the right of way allocation was a critical element in achieving the significantly expanded network of improvements.

The original project description and associated cost estimate provided the starting point for evaluating new opportunities provided by the expanded Gateway District concept. The goal of this exercise was to compare the baseline assumptions in the original Blueprint project to the improvements proposed by the Gateway District to ensure that not only would the community benefit go beyond the original project's scope, but would be completed at no additional cost to Blueprint. The cost estimate for the Gateway District was prepared by professional consultants under the FSU Real Estate Foundation and reviewed by technical experts from the City of Tallahassee, Leon County, CRTPA and Blueprint. This collaboration identified additional improvements and further refined the proposed improvements for the roadway segments in the Gateway District. This iterative process of review and revision culminated in the new Gateway District cost estimates, which are included along with a comparison to the original Airport Gateway project costs in Attachment 4. In this attachment, explanatory footnotes are provided, which identify assumptions and where future analysis is needed.

As opposed to focusing all dollars on the improvement of a single corridor, the Gateway District will spread the investment to multiple roadways in southwest Tallahassee and ensure travelers going to and from the Airport will benefit regardless of which route is taken. As a result of this network approach, improvements can be focused within the existing right of way whenever possible, removing the necessity of acquiring as much right of way, and can expand improvements to additional roadways as a result of these cost savings while fulfilling the intent of the sales tax project.

REPORT CONCLUSION AND RECOMMENDATIONS:

The comprehensive analysis provided herein concludes with the finding that the infrastructure investments proposed by the Gateway District represent an opportunity to achieve a greatly improved transportation network that protects neighborhoods, increases private investment opportunities, and links the Blueprint and FSU investments at a rate far beyond the original goals of the Blueprint 2020 Airport Gateway project. In addition, the preliminary estimates for the Gateway District as detailed in this agenda item show that it can be implemented at no additional cost to Blueprint due to the partnership with FSU and FDOT. The alignment of the FSU and Blueprint investments in southwest Tallahassee-Leon County have the dual benefit of achieving the goals of the Airport Gateway project as originally visualized and maximizing the investment in the economic vitality of our community and universities. Staff recommends the following three actions: 1) IA Board conceptually approve the Gateway District, 2) refine the typical sections and cost estimates through the SWATP, and 3) initiate the process to modify the Airport Gateway project.

Recommendation #1: IA Board Affirmation of the Gateway District Concept

Conceptually, the Gateway District is an expansion of the infrastructure improvements and opportunities identified in the original Airport Gateway project at a cost to Blueprint that is commensurate with the original project cost estimate. In total, through the Gateway District concept, approximately seven miles will receive improvements for a total of \$78.8 million, with the Blueprint share at \$57.8 million. In contrast, the original Airport Gateway project included improvements on approximately 3.3 miles for a total of \$58.7 million. In summary, as identified in the roadway segment boundaries included in Figure 2, the Gateway District includes the following improvements and cost estimates, see also Attachments #2 - #4:

INTERGOVERNMENTAL AGENCY

Segment A (Lake Bradford Road from Capital Circle to Orange Avenue):

- 1.17 miles
- Mill, resurface, restore and retain existing character as 2-lane with open swales
- Add pedestrian facilities and landscape
- Cost estimate: \$2,071,341

Segment B (Orange Avenue):

- 0.82 miles
- FDOT project/No Blueprint funds required
- Right of way contribution from FSU
- 122' of right of way
- New 4-lane divided median, multimodal improvements and landscaping
- Cost estimate: \$14,056,810

Segment C (New Road):

- 0.92 miles

- \$2 million contribution from FSU
- Right of way contribution from FSU (road plus stormwater)
- 122' right of way
- New 2-lane divided, expandable boulevard with multimodal improvements and landscaping
- Cost estimate: \$13,605,414

Segment D (Stuckey Avenue):

- 0.73 miles
- Partial right of way contribution from FSU
- Partial right of way acquisition along Stuckey Avenue
- New 2-lane divided, expandable boulevard with multimodal improvements and landscaping
- Cost estimate: \$13,438,190

Segment E (Lake Bradford from Orange Avenue to Stuckey Avenue):

- 0.97 miles
- Assumes existing right of way is sufficient
- Mill, resurface, median improvements and landscaping enhancement within existing footprint.
- Cost estimate: \$4,904,505

Segment F (Lake Bradford from Stuckey Avenue to Gaines Street):

- 0.63 miles
- Assumes scope and estimates (including ancillary peripheral improvements) from original sales tax project
- Assumes right of way acquisition from original sales tax project
- \$14,356,888

Segment G (Springhill Road):

- 1.73 miles
- Assumes existing right of way is sufficient
- Transform existing two-lane, rural roadway to an urban, two-lane gateway road with pedestrian and bicycle facilities on both sides, safety improvements, curb and gutter, and enhanced landscaping
- Cost estimate: \$9,437,309

Other

- Right of way acquisition allowance of \$6.76 million
- FSU Real Estate Foundation's contribution of \$175,000 for initial due diligence

The total cost estimate of the Gateway District is \$78.8 million, with the Blueprint share at \$57.8 million and a combined investment of \$21.0 million from FSU and FDOT.

Recommendation #2: Refine Cost Estimates and Typical Sections in the SWATP

The SWATP scope includes the review of public and private development opportunities including the evaluation of the universities growth and corresponding impact on the transportation system in the southwest area. Should the IA Board conceptually approve the Gateway District, the SWATP will do an extensive analysis into the assumptions for the Gateway District. The typical sections will be improved or confirmed by both the requisite technical analyses and the required, significant public involvement process. This public involvement process includes focused neighborhood and targeted stakeholder meetings, public meetings, and a three day charrette. Once the conceptual corridor improvements are fully refined through the SWATP, the funding partnership between FSU and Blueprint can be formalized and presented to IA Board for consideration. Given the time frame of the SWATP, it is anticipated that the final concept for the Gateway District will be presented to the IA Board in December 2018.

Recommendation #3: Initiate the Process to Significantly Amend the Airport Gateway Project

In order to significantly amend or delete a Blueprint Intergovernmental Agency project or program, a supermajority vote of both the City of Tallahassee Commission and the Leon County Board of County Commissioners is required, after taking into consideration the recommendations of the Citizen Advisory Committee (CAC), the Technical Coordinating Committee (TCC), and the Intergovernmental Agency Committee. Such vote will not be taken until Blueprint first holds at least two public hearings with respect to such proposed change.

A critical component of the amendment process to the Airport Gateway is public involvement. In addition to the CAC and TCC meetings where public comment is solicited, the SWATP will begin in September with the first public meeting scheduled in October and focused stakeholder meetings throughout October, November and December. Blueprint staff will be present and able to respond to citizen questions about the Gateway District as well as report back to the IA Board any significant concerns.

Should the IA Board direct staff to initiate the process to significantly amend the Airport Gateway project, staff will proceed with scheduling the required two public hearings to consider the amendments to the Airport Gateway to create the Gateway District. The first public hearing can be held at a Blueprint Citizens Advisory Committee (CAC) meeting. The next scheduled CAC meeting that the first public hearing can be held is November 16, 2017. The second and final public hearing can be scheduled for next IA Board meeting on December 5, 2017. Immediately following the public hearing, and on the same day, the IA Board can call for a vote to amend the project.

Action by TCC and CAC: A discussion of the Gateway District proposal held with the TCC and the CAC at their September 5, 2017 and September 7, 2017 meetings, respectively. Neither the TCC or the CAC was provided this agenda item.

OPTIONS:

- Option 1: Accept the staff report and conceptually approve the Gateway District, refine the typical sections and cost estimates through the SWATP, which includes significant public engagement, and initiate the process to significantly amend the Airport Gateway project. Direct staff to schedule the first public hearing for the Blueprint Citizens Advisory Committee (CAC) meeting on November 16, 2017 and the second and final public hearing for the Blueprint IA Board meeting on December 5, 2017, at which time a supermajority vote will take place to modify the Airport Gateway project to create the Gateway District project.
- Option 2: Do not approve the Gateway District concept and do not move forward with the Gateway District concept.
- Option 3: IA Board direction.

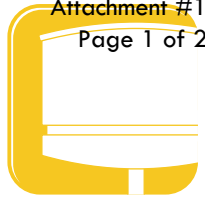
RECOMMENDED ACTION:

- Option 1: Accept the staff report and conceptually approve the Gateway District, refine the typical sections and cost estimates through the SWATP, which includes significant public engagement, and initiate the process to significantly amend the Airport Gateway project. Direct staff to schedule the first public hearing for the Blueprint Citizens Advisory Committee (CAC) meeting on November 16, 2017 and the second and final public hearing for the Blueprint IA Board meeting on December 5, 2017, at which time a supermajority vote will take place to modify the Airport Gateway project to create the Gateway District project.

Attachments:

1. Airport Gateway Project Description (2014)
2. FSU Real Estate Foundation Summary of the Gateway District
3. Gateway District Segments A-G Typical Sections
4. Gateway District Cost Comparison to the Original Airport Gateway Project Cost Estimate

Gateways



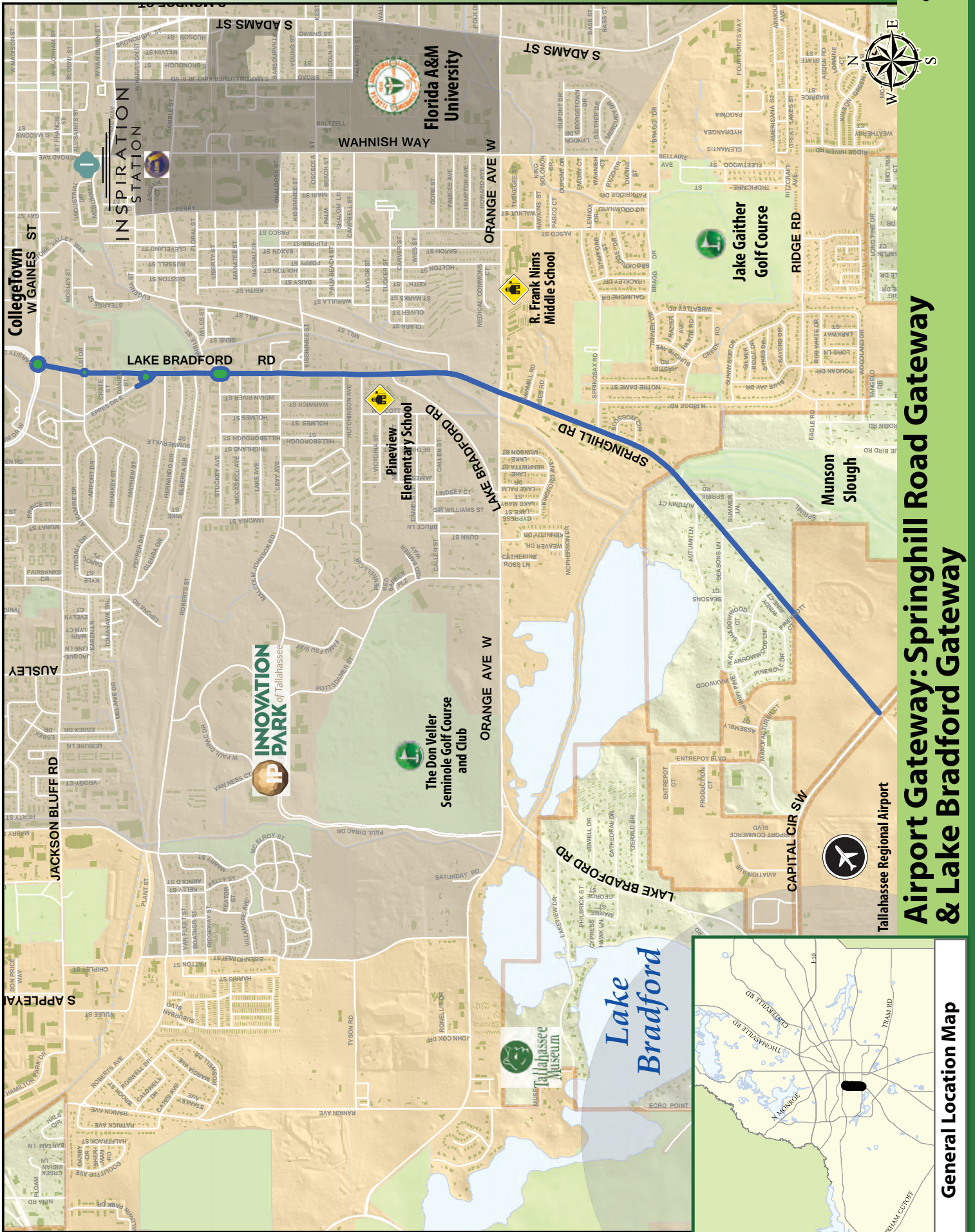
Airport Gateway: Springhill Road and Lake Bradford Road



Project Highlights

- Creates a gateway entrance feature into Downtown, Florida State University and Florida A&M University.
- Enhances Springhill Road (Orange Avenue to Capital Circle SW) with landscaping, sidewalks, bike lanes, and potentially additional travel lanes and a median.
- Reconstructs Lake Bradford Road (Gaines Street to Orange Avenue) to add landscaping, bike lanes, and roundabouts at key intersections.
- Supports traffic movement with a roundabout at the intersection of Stadium Drive and Gaines Street.
- Estimated Cost: \$58.7 million

This project creates a unique urban gateway into Tallahassee from the airport. The improvements along Springhill Road will include aesthetic and bicycle/pedestrian safety improvements that will benefit the surrounding neighborhoods. The improvements along Lake Bradford Road complement the nearby Gaines Street redevelopment and support further redevelopment by creating an aesthetically pleasing and safe pedestrian, bicycle, and vehicular infrastructure within walking distance to FSU, FAMU, and Gaines Street.





FLORIDA STATE UNIVERSITY REAL ESTATE FOUNDATION

To the Blueprint Intergovernmental Agency Board,

On behalf of Florida State University, we would like to thank each of our City and County leaders for your interest in the **Gateway District** project. Specifically, we appreciate the support you have extended to this effort, and your commitment to maximizing the potential of the **Airport Gateway Sales Tax Project** (“Gateway” or “Gateway Project”). The information below summarizes our analysis and *presents an investment opportunity for the local community resulting in an improved infrastructure network at an investment level commensurate with what was previously approved by the voters in Tallahassee and Leon County.*

History:

In February 2017, FSU presented a concept plan to Blueprint Intergovernmental Agency (“BIA”) describing a desire to develop additional infrastructure that will create better access into that portion of FSU’s campus located in SW Tallahassee, and improve the transportation corridor between the Tallahassee International Airport and downtown Tallahassee. The result of that meeting was a request from the BIA Board that Blueprint staff work with FSU to explore alternative infrastructure opportunities and return to the BIA with recommendations. For the past seven months, FSU and Blueprint have worked collaboratively to identify opportunities and constraints associated with this proposed Gateway Project. This exercise led our collective team to define a series of infrastructure improvements that we believe *create the greatest value proposition for our community.*

Scope:

Our analysis included:

- Detailed examination of all available information supporting the initial \$58.7M Gateway Project (Herein referred to as “**Segments E, F, & G**”; see attached map)
- Develop typical cross sections for seven potential segments including the original route and expanded segments (Herein referred to as “**Segments A - G**”)
- A “zero-base budget” cost analysis to include DOT cost estimates and allocations for Landscape, Lighting, Right of Way, Design, and Construction Administration
- Analysis of project funding partnerships

It is important to note that every effort was made to preserve the integrity of the **Segment E, F, & G** analysis. Where the **Segment A - G** analysis departs from the **Segment E, F, & G** analysis we have provided explanatory footnotes. Within Segment F, the allocation for Gaines Street Segment III requires additional analysis.

In total, development costs for the construction of **Segments A - G** is anticipated to exceed **Segments E, F, & G** by approximately \$20.1M. However, our analysis shows that \$21.0M of the total project cost is covered through investments and contributions from Florida State University and Florida Department of Transportation. *The net result is a significantly expanded network of Gateway District infrastructure improvements at an investment to Blueprint that is similar to the original cost estimate.*

****In addition to the direct costs of the Gateway project (design, construction, ROW, etc), FSU will incur significant additional costs to accommodate the alignment of Gateway infrastructure through University property (such as relocation of the driving range, façade improvements to selected buildings, etc.) ensuring the character and location of FSU’s facilities are appropriate proximate to the Gateway.**

Technical Considerations:

We performed an extensive analysis to analyze potential cross sections for each of the seven road segments (**Segments A – G**). Considerations were given to the following:

- Safety Issues
- Aesthetics Concerns
- Environmental Considerations
- Traffic Efficacy
- Fiscal Impacts and Investment Partners
- Economic Development Opportunities

Scenarios:

Multiple scenarios were analyzed. The road sections identified in our analysis represent our collective team’s best efforts to match the character of the segment with the surrounding neighborhood and the traffic and pedestrian conditions that are likely to occur.

Scenarios include:

- Minimal improvements to existing infrastructure (e.g. landscape and sidewalks)
- Moderate modifications (e.g. upgrade road profiles to include curb and gutter, sidewalks, landscape, hardscape)
- Larger, more ambitious alternatives (e.g. full development of 4-lane boulevard with multimodal improvements, landscape, hardscape and ROW acquisition)

Summary:

In researching the original corridor estimate of \$58.7M (**Segments E,F, and G**), we have come to an appreciation that aspects of the initial estimate are no longer applicable (due to updated development standards, lessons learned though FAMU Way, etc.), and the costs necessary to construct the **Segments E, F, & G** would likely be significantly higher today. As such, it is difficult to create a true “side by side” analysis that reconciles the *current* cost of **Segments E, F, & G** with **Segment A – G**. However, in this regard, and in an effort to provide a useful comparison, our analysis shows, *based on assumptions contained herein*, that **Segments A-G** result in a Blueprint investment of \$57.8M, or \$0.9M less than the original \$58.7M that was allocated for **Segments E, F, & G**.

In addition to the Blueprint investment, the expanded project would include investment of \$21.0M from FSU and FDOT combined **such that the expanded project (Segments A-G) represents a comprehensive value proposition equal to \$78.8M.**

A brief description of each segment is included below. A more detailed cost analysis is included in your package.

Segment A:

- 1.17 miles
- Mill, resurface, restore and retain existing character as 2-lane with open swales
- Add pedestrian facilities and landscape

Segment B:

- 0.82 miles
- FDOT project/No Blueprint funds required
- ROW contribution from FSU
- 122' ROW
- New 4-lane with divided median, multimodal improvements and landscaping

Segment C:

- 0.92 miles
- \$2M Contribution from FSU
- ROW contribution from FSU (road plus stormwater)
- 122' ROW
- New 2 lane divided, expandable boulevard with multimodal improvements and landscaping

Segment D:

- 0.73 miles
- Partial ROW contribution from FSU
- Partial ROW acquisition along Stuckey Ave
- New 2-lane divided, expandable boulevard with multimodal improvements and landscaping

Segment E:

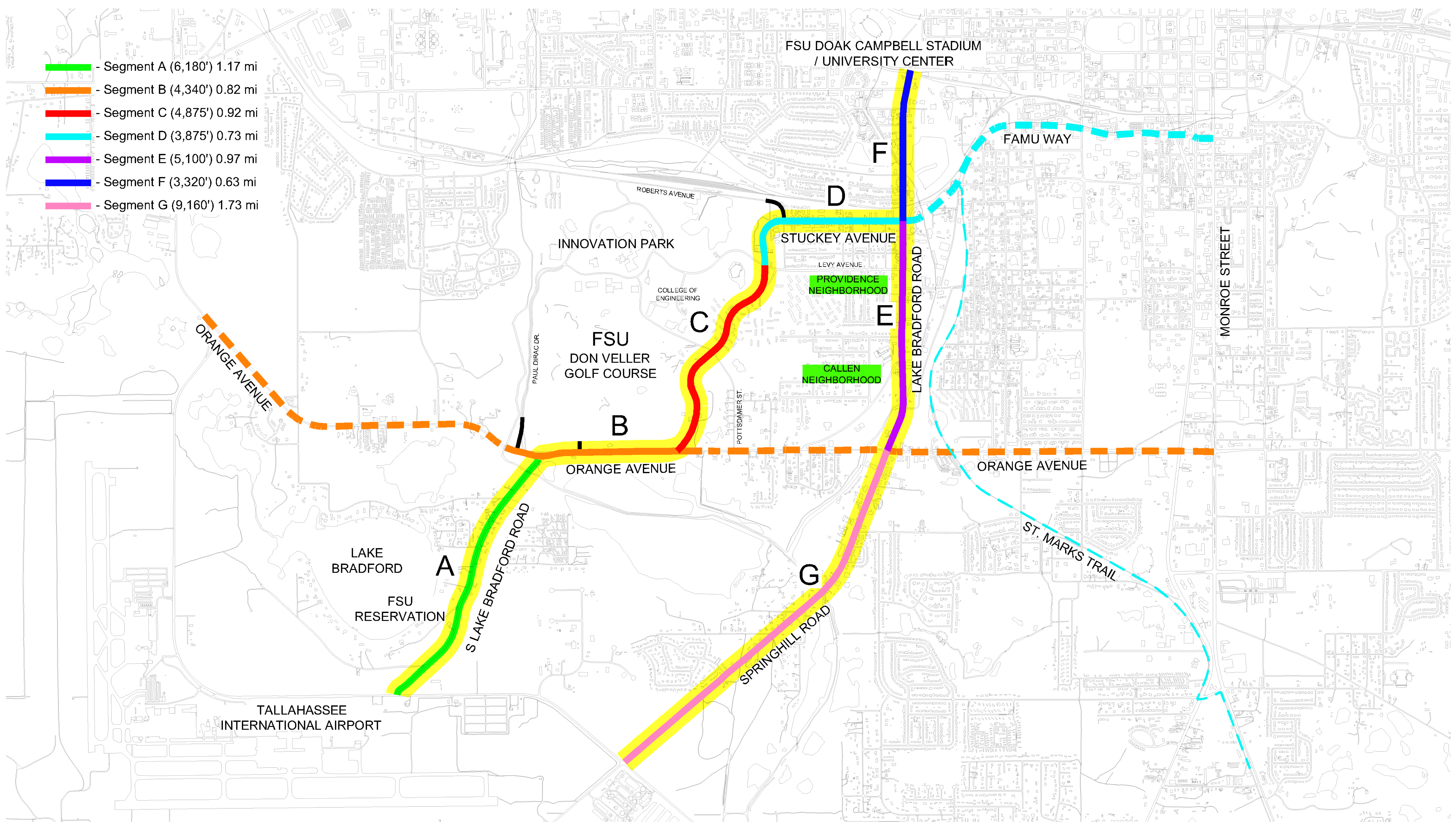
- 0.97 miles
- Assumes existing ROW is sufficient
- Mill, resurface, median improvements and landscaping enhancement within existing footprint

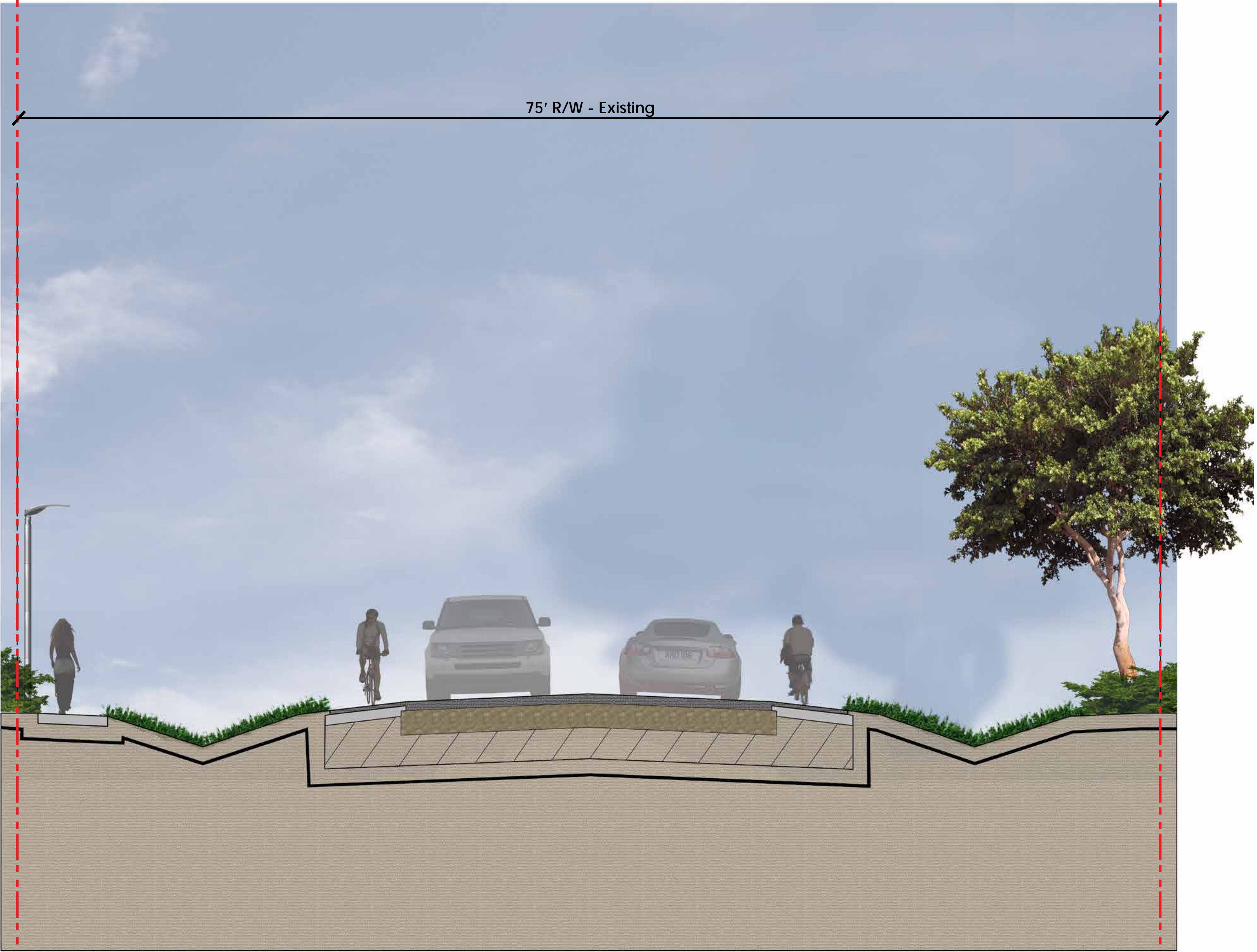
Segment F:

- 0.63 miles
- Assumes scope (including ancillary peripheral improvements) from original Sales Tax Project
- Assumes estimates from original Sales Tax Project
- Gaines Street Segment III scope and costs required further study.
- Assumes ROW acquisition from original Sales Tax Project

Segment G:

- 1.73 miles
- Assumes existing ROW is sufficient
- 2 lane, convert existing rural section to curb and gutter, pedestrian facilities and landscape



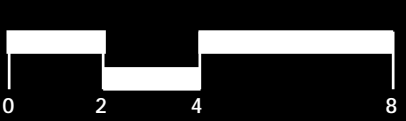


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SOUTH LAKE BRADFORD RD - [SEGMENT A]
PROPOSED TYPICAL SECTION

APPROXIMATE LENGTH = 6,180 LF

SCALE: 1/4" = 1'-0"



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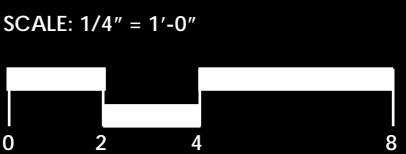




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ORANGE AVENUE - [SEGMENT B]
PROPOSED TYPICAL SECTION

APPROXIMATE LENGTH = 4,340 LF



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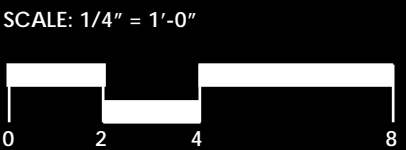
122' R/W - Proposed



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FSU SOUTHWEST CAMPUS - [SEGMENT C]
PROPOSED CONNECTOR ROAD

APPROXIMATE LENGTH = 4,875 LF



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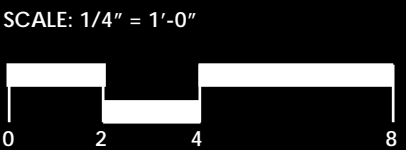




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STUCKEY AVENUE - [SEGMENT D]
PROPOSED TYPICAL SECTION

APPROXIMATE LENGTH = 3,875 LF



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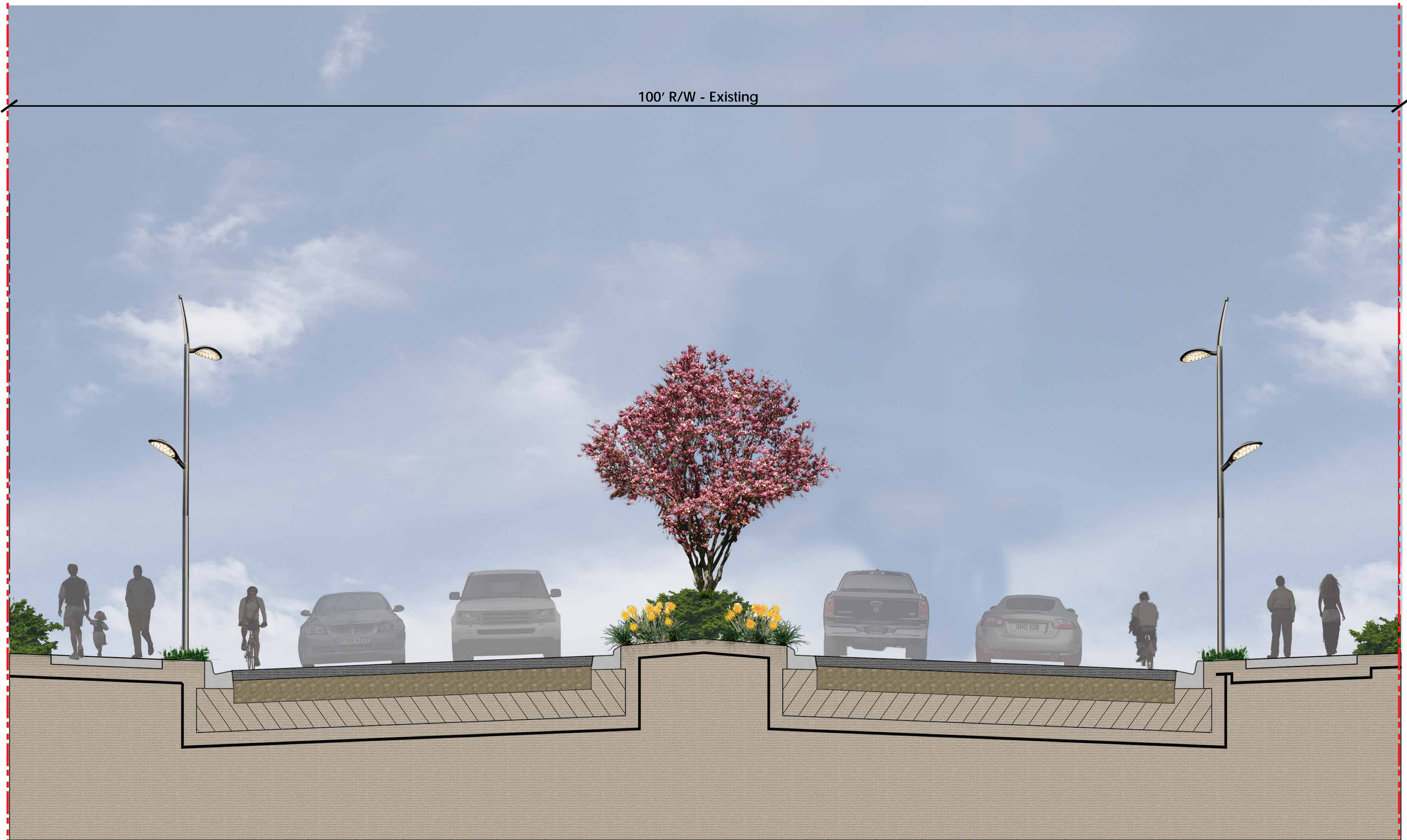


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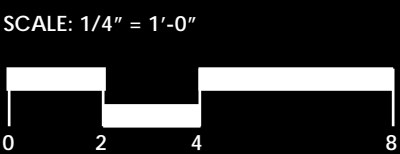




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LAKE BRADFORD RD - [SEGMENT E]
ORANGE AVENUE TO STUCKEY AVENUE

APPROXIMATE LENGTH = 5,100 LF



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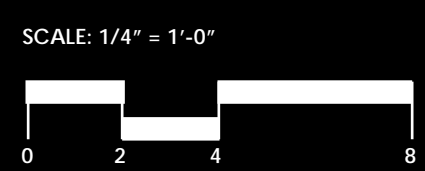




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LAKE BRADFORD ROAD - [SEGMENT F]
STUCKEY AVENUE TO W. GAINES STREET

APPROXIMATE LENGTH = 3,320 LF



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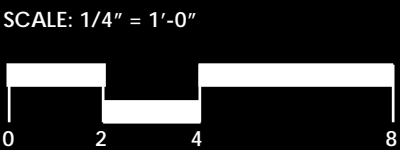




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SPRINGHILL ROAD - [SEGMENT G]
CAPITAL CIRCLE TO ORANGE AVENUE

APPROXIMATE LENGTH = 9,160 LF



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GATEWAY PROBABLE COST

Design & Construction	Original Estimate	Zero-Base	(DELTA=Post-Pre)
FSU Planning, Surveying and Preliminary Design	\$ -	\$ 175,000	\$ 175,000
Segment A	\$ -	\$ 1,733,841	\$ 1,733,841
Segment B	\$ -	\$ 11,956,810	\$ 11,956,810
Segment C	\$ -	\$ 9,525,414	\$ 9,525,414
Segment D	\$ -	\$ 7,678,190	\$ 7,678,190
Segment E	¹ \$ 17,120,000	\$ 4,654,505	\$ (12,465,495)
Segment F	¹ \$ 15,301,738	² \$ 9,506,888	² \$ (5,794,850)
Segment G	³ \$ 10,626,400	\$ 8,937,309	\$ (1,689,091)
Subtotal	\$ 43,048,138	\$ 54,167,957	\$ 11,119,819
ROW			
R/W - Segment A	\$ -	⁴ \$ 337,500	\$ 337,500
R/W - Segment B	\$ -	⁴ \$ 2,100,000	\$ 2,100,000
R/W - Segment C	\$ -	⁴ \$ 4,080,000	\$ 4,080,000
R/W - Segment D	\$ -	⁴ \$ 5,760,000	\$ 5,760,000
R/W - Segment E	\$ -	⁴ \$ 250,000	\$ 250,000
R/W - Segment F	¹ \$ 4,850,000	⁴ \$ 4,850,000	\$ -
R/W - Segment G	\$ 10,800,000	⁴ \$ 500,000	\$ (10,300,000)
R/W - Other	\$ -	⁴ \$ 6,760,000	\$ 6,760,000
Subtotal	\$ 15,650,000	\$ 24,637,500	\$ 8,987,500
Total Project Cost	\$ 58,698,138	\$ 78,805,457	\$ 20,107,319
Less:			
FDOT - Segment B		\$ 11,956,810	
FDOT - Segment E		\$ -	
FDOT - Segment F		\$ -	
FSU Planning, Surveying and Preliminary Design		\$ 175,000	
FSU R/W Contribution - Segment A	⁴	\$ 75,000	
FSU R/W Contribution - Segment B	⁴	\$ 2,100,000	
FSU R/W Contribution - Segment C	⁴	\$ 4,080,000	
FSU R/W Contribution - Partial Segment D	⁴	\$ 560,000	
FSU Const. Contribution (local Drive) - Segment C	⁵	\$ 2,032,771	
Subtotal		\$ 20,979,581	
Net Cost Remaining	\$ 58,698,138	\$ 57,825,876	\$ (872,262)

Notes:

- ¹ Blueprint "Project Number 5" was originally titled "Lake Bradford Road". The project cost was \$37,271,738. It was comprised of nine elements. These elements are captured in Design and Construction of Segment E, Segment F, and R/W for Segment F.
- ² The Original Estimate for Segment F includes an allocation of \$5.79M for "Gaines Street Segment III" (Gaines St. from Woodward Ave. to Stadium Dr.). At the time the Blueprint Sales Tax Projects were identified, it was anticipated that a round-about would be constructed at Gaines St and Lake Bradford Rd that would further require extensive costs to reconstruct Gaines Street Segment III. Our updated analysis shows this \$5.79M as a delta and a cost to be further studied.
- ³ Segment G is the same as the original "Springhill Road Gateway" or "Project Number 3". This project was combined with the Lake Bradford Gateway in during a "May 9th" meeting. The original cost of Springhill Road Gateway was \$31M, but was reduced to \$21,426,400 prior to being combined with the Lake Bradford Gateway. The project's footnote states that "Through the acquisition of right of way this project will allow for future roadway enhancements." This presumes that the \$10.8M R/W budget was maintained and the construction cost was reduced from \$20.2M to \$10,626,400.
- ⁴ Right of Way estimates are still preliminary. However, they are included to show that a value exists. R/W contributions from FSU are reversed out of the analysis to show a "Net Cost Remaining". In addition, the Zero Base analysis includes an addition for "yet to be identified" ROW requirements.
- ⁵ Assumes FSU contributes \$2.03M toward a road segment through University property. Cost estimate presumes a smaller profile, sufficient for the University, but insufficient as part of a larger Gateway.

GATEWAY PROBABLE COST

Segment A	Unit Cost	Quantity	Cost
Suburban section, shoulder, mill & resurface	\$476,405 per mile	1.17 miles	\$557,393.64
Roundabout	\$250,000 LS	1.00 ea.	\$250,000.00
Landscape	\$164,000 LS	1.00 ea.	\$164,000.00
Single sidewalk	\$155,281 LS	1.17 miles	\$181,678.77
Lighting	\$200,000 per mile	1.17 ea.	\$234,000.00
Subtotal - Const. Cost			\$1,387,072.41
Right of Way/Easement (allowance)	\$75,000 per ac.	3.50 ac	\$262,500.00
Right of Way - FSU (allowance)	\$75,000 per ac.	1.00 ac	\$75,000.00
Design Fee	15%		\$208,060.86
Const. Admin & Inspection	10%		\$138,707.24
			\$2,071,340.51
Effective cost per mile			\$1,770,376.51

GATEWAY PROBABLE COST

Segment B	Unit Cost	Quantity	Cost
New construction, 4 lane urban road with 22' median and bike lanes, curb and gutter	\$6,889,754 per mile	0.82 miles	\$5,649,598.28
12' Multi-use Trail	\$331,914 per mile	0.82 miles	\$272,169.48
Roundabout	\$1,250,000 LS	2.00 ea.	\$2,500,000.00
Landscape	\$400,000 LS	1.00 ea.	\$400,000.00
Hardscape	\$150,000 LS	1.00 ea.	\$150,000.00
Lighting	\$724,000 per mile	0.82 ea.	\$593,680.00
Subtotal - Const. Cost			\$9,565,447.76
Right of Way (allowance)	\$200,000 per ac.	10.50 ac	\$2,100,000.00
Design Fee	15%		\$1,434,817.16
Const. Admin & Inspection	10%		\$956,544.78
			\$14,056,809.70
Effective cost per mile			17,142,450.85

GATEWAY PROBABLE COST

Segment C	Unit Cost	Quantity	Cost
New construction divided urban road with 44' median (for future expansion) and bike lanes, curb and gutter	\$5,851,692 per mile	0.92 miles	\$5,383,556.64
12' Multi-modal trail	\$331,914 per mile	0.92 miles	\$305,360.88
Roundabout	\$250,000 LS	1.00 ea.	\$250,000.00
Landscape	\$665,334 LS	1.00 ea.	\$665,334.00
Hardscape	\$350,000 LS	1.00 ea.	\$350,000.00
Lighting	\$724,000 per mile	0.92 miles	\$666,080.00
Subtotal - Const. Cost			\$7,620,331.52
Right of Way (allowance)	\$200,000 per ac.	20.40 ac	\$4,080,000.00
Design Fee	15%		\$1,143,049.73
Const. Admin & Inspection	10%		\$762,033.15
			\$13,605,414.40
Effective cost per mile			\$14,788,493.91

GATEWAY PROBABLE COST

Segment D	Unit Cost	Quantity	Cost
New construction divided urban road with 44' median (for future expansion) and bike lanes, curb and gutter	\$5,851,692 per mile	0.73 miles	\$4,271,735.16
12' Multi-modal trail	\$331,914 per mile	0.73 miles	\$242,297.22
Roundabout	\$250,000 LS	1.00 ea.	\$250,000.00
Landscape	\$500,000 LS	1.00 ea.	\$500,000.00
Hardscape	\$350,000 LS	1.00 ea.	\$350,000.00
Lighting	\$724,000 per mile	0.73 miles	\$528,520.00
Subtotal - Const. Cost			\$6,142,552.38
Right of Way (allowance)	\$5,200,000 LS	1.00 ea.	\$5,200,000.00
Right of Way - FSU (allowance)	\$200,000 per ac.	2.80 ac	\$560,000.00
Design Fee	15%		\$921,382.86
Const. Admin & Inspection	10%		\$614,255.24
			\$13,438,190.48
Effective cost per mile			\$18,408,480.10

GATEWAY PROBABLE COST

Segment E	Unit Cost	Quantity	Cost
Mill & Resurface 5 lane undivided urban roadway with bike lanes	\$1,063,828 per mile	0.97 miles	\$1,031,913.16
Median Construction	\$1,000,000 per mile	0.97 miles	\$970,000.00
Sidewalks reconstruction, driveways	\$434,733 per mile	0.97 miles	\$421,691.05
Landscape	\$650,000 LS	1.00 ea.	\$650,000.00
Hardscape	\$350,000 LS	1.00 ea.	\$350,000.00
Lighting	\$300,000 LS	1.00 ea.	\$300,000.00
Subtotal - Const. Cost			\$3,723,604.21
Right of Way/Easement (allowance)	\$250,000 per ac.	1.00 ac	\$250,000.00
Design Fee	15%		\$558,540.63
Const. Admin & Inspection	10%		\$372,360.42
			\$4,904,505.26
Effective cost per mile			\$5,056,190.99

GATEWAY PROBABLE COST

Segment F	Unit Cost	Quantity	Cost
Lake Bradford, Gamble to CSX	\$853,525 LS	1.00 ea.	\$853,525.00
Lake Bradford, CSX to Eppes	\$946,300 LS	1.00 ea.	\$946,300.00
Lake Bradford, Eppes to Stadium	\$4,473,593 LS	1.00 ea.	\$4,473,593.00
Eppes Drive Improvements	\$1,997,195 LS	1.00 ea.	\$1,997,195.00
Hendry Improvements	\$178,985 LS	1.00 ea.	\$178,985.00
Airport Drive Improvements	\$650,610 LS	1.00 ea.	\$650,610.00
Jackson Bluff Improvements	\$406,680 LS	1.00 ea.	\$406,680.00
Gaines Street Seg. III	\$5,794,850 LS	0.00 ea.	\$0.00
			\$9,506,888.00
Right of Way (allowance)	\$4,850,000 LS	1.00 ea.	\$4,850,000.00
			\$14,356,888.00

GATEWAY PROBABLE COST

Segment G	Unit Cost	Quantity	Cost
Widening rural section, add 6.5' shoulder, C&G, Bike Lane	\$2,607,630 per mile	1.73 miles	\$4,511,199.93
Sidewalks reconstruction, driveways	\$372,628 per mile	1.73 miles	\$644,646.99
Bridge replacement	\$1,250,000 LS	1.00 ea.	\$1,250,000.00
Landscape	\$125,000 LS	1.00 ea.	\$125,000.00
Hardscape	\$100,000 LS	1.00 ea.	\$100,000.00
Lighting	\$300,000 per mile	1.73 miles	\$519,000.00
Subtotal - Const. Cost			\$7,149,846.93
Right of Way/Easement (allowance)	\$100,000 per ac.	5.00 ac	\$500,000.00
Design Fee	15%		\$1,072,477.04
Const. Admin & Inspection	10%		\$714,984.69
			\$9,437,308.66
Effective cost per mile			\$5,455,091.71

GATEWAY PROBABLE COST

Summary	Segment Cost
FSU PRE-PLANNING	\$175,000.00
Segment A	\$2,071,340.51
Segment B	\$14,056,809.70
Segment C	\$13,605,414.40
Segment D	\$13,438,190.48
Segment E	\$4,904,505.26
Segment F	\$14,356,888.00
Segment G	\$9,437,308.66
Other Right of Way Cost	\$6,760,000.00
Aggregated Project Value	\$78,805,457.01

Less FDOT Cost Share of Segment B	\$11,956,809.70	(FDOT \$ource)	\$11,956,809.70
Less FDOT Cost Share of Segment E	\$0.00	(FDOT \$ource)	\$0.00
Less FDOT Cost Share of Segment F	\$0.00	(FDOT \$ource)	\$0.00
Less FSU PRE-PLANNING	\$175,000.00		
Less FSU R/W Contribution, Segment A	\$75,000.00		
Less FSU R/W Contribution, Segment B	\$2,100,000.00		
Less FSU Cost Share "local drive" participation, Segment C	\$2,032,771.28		
Less FSU R/W Contribution, Segment C	\$4,080,000.00		
Less FSU R/W Contribution, Segment D	\$560,000.00	(FSU Value Added)	\$9,022,771.28
BPIA Funding	\$57,825,876.03		
		Leveraged funding:	\$20,979,580.98
Original Budget	\$58,698,138.00		

Blueprint Intergovernmental Agency Board of Directors Agenda Item

TITLE: Adoption of the Proposed Fiscal Year 2018 Blueprint
Intergovernmental Agency Operating Budget

Date: September 19, 2017

Requested By: Blueprint and OEV Staff

Contact: Blueprint and OEV

Type of Item: Public Hearing

STATEMENT OF ISSUE:

This item requests the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval and adoption of the proposed Fiscal Year (FY) 2018 Operating Budget. The first public hearing was advertised and held at the September 7, 2017 Citizens Advisory Committee (CAC) meeting. The second and final public hearing will be advertised and conducted at the September 19, 2017 IA Board Meeting.

SUPPLEMENTAL INFORMATION:

Budget Process

In accordance with Blueprint's Budget Policy, the Director shall develop a proposed operating budget for the upcoming fiscal year. Once the budget has been developed and approved by the Intergovernmental Management Committee, the Director shall place the proposed budget on the agenda for the next Citizens Advisory Committee Meeting. Concurrently, the Director shall schedule an opportunity for public comment on the proposed budget. This agenda and action supports and fulfills that policy in full.

The first public hearing will be advertised and held during the Blueprint CAC meeting on September 7, 2017. On September 19, 2017, the Board is scheduled to hold a second public hearing on the recommended budget prior to the Board's adoption of the budget and approval of the Budget Resolution, which is included as Attachment #1. The action on September 19, 2017 will formally appropriate the funds for the FY 2018 Operating Budget, which commences October 1, 2017.

The Blueprint Infrastructure Program and the Office of Economic Vitality are within the Blueprint Intergovernmental Agency. This item addresses the FY 2018 Operating Budget for both programs.

Blueprint Infrastructure Program Operating Budget

The proposed FY 2018 Blueprint Infrastructure Program Operating Budget is included as “Exhibit A” to Attachment #1. Attachment #2 is the Budget Narrative, which provides additional information on the budget line items.

A 1.6% (\$50,070) overall increase from the FY 2017 operating budget is proposed for FY 2018. The following sections contain a summary of the main components and the following are the key highlights of the proposed FY 2018 Operating Budget:

- Service enhancements to meet expanding programmatic needs
- Costs reduced or held to less than 1% increase of FY 2017 expenditures in all areas except personnel services
- Increase to personnel services which currently reflect an (up to) 3% merit pay increase for all employees, with the final amount to be determined by the Board of County Commissioners and Tallahassee City Commission for their respective employees, as well as the addition of one (1) new, full-time Senior Accountant position (as recommended by the FY 2016 Comprehensive Annual Financial Report)
- Continuation of key service provisions provided by the City of Tallahassee (Allocated Costs in Blueprint Operating Budget)
- GEC reduction of 14.5%

Personnel Costs

Over the next year, the Blueprint Infrastructure Program will continue the transition from the 2000 program to the 2020 program. This entails coordination in closing out the 2000 program projects and ramping up coordination efforts for the 2020 program and implementation of advance funded 2020 projects. The Blueprint General Engineering Consultant (GEC) contract was renewed for one year in September 2016 (to February 2018) in order to continue work on current projects (Capital Circle Northwest/Southwest, Cascades Trail Segments 3 and 4, Cascades Park, and Magnolia Multi Use Trail). Some of these projects will extend into most of calendar year 2018 and will require GEC involvement. In addition to the Blueprint 2000 projects, there will be a need to focus on implementing the 2020 projects that have been initiated by the IA Board, specifically the Northeast Gateway/Welaunee Boulevard, several greenways projects, the Southwest Area Transportation Plan, and Capital Circle Southwest right-of-way acquisition. A coordinated process will be utilized to initiate the 2020 program as directed by the IA Board, and this will require a combination of GEC and Blueprint staff.

Total Personnel Costs are proposed to increase by 17%, primarily as a result of the creation of a new full-time Senior Accountant position, but also due to merit pay increases for employees consistent with those approved by the City and County for their employees.

Senior Accountant Position

The increase in personnel costs is due in large part to the creation of one full-time Senior Accountant position. The FY 2016 Comprehensive Annual Financial Report for Blueprint included the following recommendation as a result of its findings:

Since 2003 Blueprint 2000 (Blueprint) has grown from \$60 million to over \$360 million in assets with an operating budget of approximately \$34 million. Blueprint's funding is anticipated to dramatically increase in the year 2020 when the collection of a new sales tax begins and new projects are initiated. In addition, the Office of Economic Vitality has been added to Blueprint. Currently, the accounting function for Blueprint is performed by the City's accounting staff. With the increasing complexity of governmental accounting and grant management, Blueprint has required more attention from the City's accounting staff than originally anticipated. The staffing required to provide accounting services to the City, as well as, Blueprint, the Consolidated Dispatch Agency and the Capital Region Transportation Planning Agency, exceeds the current capacity of the City's accounting staff. The City should consider hiring an accountant to handle the accounting function for Blueprint within the next year. With the increased activity anticipated from the influx of funding, it is important that Blueprint's accountant has the experience, knowledge and time required to perform this critical function.

Blueprint concurred with this finding and as a result is moving forward with the formalizing the job description and duties. This full-time position will handle accounting services for the Blueprint Intergovernmental Agency.

Merit Pay Increase

The Director of PLACE recommends that pay increases be determined by the jurisdiction in which the employee's benefits are provided (i.e., if the employee receives City benefits, then City salary adjustments would control). Pay increases for City or County employees will be approved consistent with the final budget of each jurisdiction. The operating budget reflects an increase of 3%, but will be adjusted according to action by the City and County, respectively.

Allocated Costs

The City of Tallahassee provides several services to Blueprint including Technology, Human Resources, City Auditor, City Attorney, Records Management, and Purchasing. Blueprint provides a payment to the City of Tallahassee based on the services provided from each department. The FY 2018 Operating Budget includes a new accounting position (see earlier section) therefore, the cost for accounting is no longer included in the City's allocated costs. As a result, the proposed FY 2018 allocated costs represent a 38% decrease from the FY 2017 Operating Budget.

General Engineering Consultant (GEC)

As part of the transition to the 2020 program, staff has been working to reduce GEC costs, and the proposed FY 2018 again proposes a reduction of 14.5%. However, utilization of the Blueprint GEC and additional operating costs may fluctuate based on workload, priorities, and/or specialized project needs as directed by the IA Board. The following table indicates operating allocations for the last seven years.

Fiscal Year	Blueprint Operating Budget	GEC Allocations	Total Budget
FY 2012	\$1,166,506	\$2,821,537	\$3,988,043
FY 2013	\$1,166,506	\$2,432,842	\$3,599,348
FY 2014	\$1,387,570	\$1,687,322	\$3,074,892
FY 2015	\$1,471,532	\$1,362,612	\$2,834,144
FY 2016	\$1,887,931	\$1,244,508	\$3,187,526
FY 2017	\$2,357,230	\$860,458	\$3,217,688
Draft FY 2018	\$2,532,253	\$735,505	\$3,267,758

Office of Economic Vitality Operating FY 2018 Budget

The proposed FY 2018 Office of Economic Vitality budget is provided as Attachment #1, Exhibit A and includes funding for three divisions: Engagement and Operations, Research & Business Analytics, and the Minority Women and Small Business Enterprise Program. The proposed FY 2018 Office of Economic Vitality (OEV) budget is \$1.28 million. In accordance with the terms of the First Addendum to the Second Amended and Restated Interlocal Agreement (related to Blueprint 2020), as approved July 13, 2016, funding for OEV is split evenly between the City and County. Funding for OEV is generated within the Leon County and City of Tallahassee annual budgets, respectively, until FY 2020 when OEV funding shall be derived from the local option sales tax extension proceeds.

An 8.84% (\$104,002) overall increase from the FY 2017 OEV budget is proposed for FY 2018. The following sections contain a summary of the main components and the following are the key highlights of the proposed FY 2018 Operating Budget:

- Service enhancements within OEV to meet expanding programmatic needs
- Operating expenses held constant at FY 2017 levels
- Increase to personnel services which reflect 1) an up to 3% merit pay increase for all employees and associated health and retirement costs, with the final amount to be determined by the Board of County Commissioners and Tallahassee City Commission for their respective employees, as well as 2) updating the FY 18 budget to be reflective of actual staffing costs after onboarding new staff during the FY 17 period.
- Expansion of programs tied to the Business Recruitment and Incentives Fund

Efforts supported by the operating budget resources include retention and expansion (CapitalLOOP), engagement activities, state-of-the-art software for research needs, a localized sites and buildings database, as well as other resources that allow for the maintaining of a data center and dashboard. The data center and dashboard platforms provide digestible information on the economy and business analytics to assist company leaders make informed decisions about the Tallahassee-Leon County community. Funding is also provided for the MWSBE Division to increase engagement, communication and awareness of procurement opportunities for goods and services. Funding allocations include professional development and educational training, which will enhance skill levels and learn best practices that can be utilized to improve economic vitality in Tallahassee – Leon County. Additionally, relationships with industry leaders will be built and/or strengthened.

In FY 2017, the County and the City appropriated \$1 million (\$500,000 each) to support the Business Recruitment and Incentive (BRI) Fund as part of their respective budget approval actions. The appropriation of funds and the corresponding plan to carry forward unallocated FY 2017 dollars (included in this FY 2018 budget plan) is designed to leverage and maximize job creation opportunities, and empower staff responsiveness for future job creation opportunities through FY 2020. Of note, at the time of the City and County's respective approval of equal funding to establish the BRI Fund for FY 2017, the matter of the possible repayment/reimbursement of the initial appropriations was left unresolved. At this time, and to best prepare long term revenue and expenditure forecasts, parity on this matter is being sought. Accordingly, the IA Board may also wish to clarify guidance on the repayment of these funds to both the County and City, or not, upon the availability of Blueprint 2020 sales tax dollars in FY 2020.

The establishment of this central and readily available fund allows staff to more efficiently manage the issuance of local incentive payments. Current BRI funds are sufficient to implement these programs for the next two budget years (see Attachment #3). Approximately \$632,000 has been allocated through the end of FY 2019, including funding for the Urban Vitality Job Creation Program, which is pending Board approval. It should also be noted that staff anticipates bringing a recommendation to the Board in March to dedicate funding from BRI to support the implementation of the marketing and communications plan, which is under development and will be executed upon completion of the Target Industry Study on December 31, 2017. This marketing plan will assist OEV in maximizing its resources to better position and promote Tallahassee-Leon County as a business generator. In order to remain competitive in business attraction and expansion efforts, the Board may wish to consider appropriating additional funds in the future to BRI until the Blueprint 2020 sales tax dollars are available.

Action by TCC and CAC: This item was presented to the TCC at their September 5, 2017 meeting and the TCC concurred with staff's recommendation. The first public meeting for this item was held at the September 7, 2017 CAC meeting. The CAC recommended approval of Option 1, consistent with staff's recommendation.

OPTIONS:

- Option 1: Conduct the public hearing to adopt the FY 2018 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2018 Operating Budget Resolution (Resolution No. 2017-XX).
- Option 2: Revise and conduct the public hearing to adopt the FY 2018 Blueprint Intergovernmental Agency Operating Budget and approve the modified FY 2018 Operating Budget Resolution (Resolution No. 2017-XX).
- Option 3: Provide guidance clarify guidance on the repayment of these funds to both the County and City, or not, upon the availability of Blueprint 2020 sales tax dollars in FY 2020.
- Option 4: IA Board Direction.

RECOMMENDED ACTION:

- Option 1: Conduct the public hearing to adopt the FY 2018 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2018 Operating Budget Resolution (Resolution No. 2017-XX).

Attachments

1. FY 2018 Operating Budget Resolution (Resolution No. 2017-XX).
2. FY 2018 Budget Narrative
3. Business Recruitment and Incentive Fund Revenues and Expenditures
4. Notice of Public Hearing

**Blueprint Intergovernmental Agency FY 2018 Operating Budget
RESOLUTION NO. 2017-XX**

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

WHEREAS, the Board has acknowledged the receipt of sales tax revenue to fund expenses for the Fiscal Year 2018 beginning October 1, 2017, and ending September 30, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Leon County-City of Tallahassee Blueprint Intergovernmental Agency Board, hereby approves and adopts the Operating Budget for Fiscal Year 2018 as set forth in "Exhibit A", and authorizes the carryover of any fund balance, including all incomplete project balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

**Blueprint Intergovernmental Agency
FY 2018 Operating Budget Summary**

Expenses	
Personnel Expenses	
Blueprint Infrastructure Program	\$1,777,891
Office of Economic Vitality & MWSBE	\$1,118,140
Operating Expenses	
Blueprint Infrastructure Program	\$634,817
Office of Economic & MWSBE	\$163,260
Insurance Liability Premium	\$32,800
Capital Outlay	\$2,000
Allocated Cost	\$84,745
General Engineering Consultant	\$735,505
Total Recurring Operations	\$4,549,158
Transfers to Capital Projects	\$10,538,106
Operating Reserve	\$0
Debt Service Transfer	\$18,634,222
Total Transfers	\$29,172,328
Total Expenses	\$33,721,486
Source of Funds	
Sales Tax Proceeds	\$32,440,086
City Revenue	\$640,700
County Revenue	\$640,700
Total Revenues	\$33,721,486

Adopted this ____ day of September, 2017.

Leon County-City of Tallahassee
Blueprint Intergovernmental Agency

Attest:

By: _____
Commissioner Mary Ann Lindley
Chair, Board of Directors

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

Approved as to Form:

By: _____
Maribel Nicholson-Choice
Attorney for the Board of Directors

BLUEPRINT INTERGOVERNMENTAL AGENCY PROPOSED FY 2018 OPERATING BUDGET

(See Attachment 5 for Proposed Office of Economic Vitality Budget)

	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Proposed	Percent Change
511000 Salaries	\$695,953	\$885,803	\$1,061,297	
Salaries Enhancements	\$0	\$13,000	\$13,000	
511500 Temp Wages	\$130,839	\$202,197	\$213,810	
512000 Overtime	\$326	\$3,000	\$3,000	
512400 Other Salary Items	\$4,398	\$15,000	\$15,000	
515000 Pension-current	\$86,857	\$135,000	\$208,863	
515100 Pension-MAP	\$41,316	\$70,000	\$59,857	
515500 Social Security	\$5,668	\$7,000	\$7,000	
515600 Mandatory Medicare	\$11,502	\$13,000	\$15,389	
FICA		\$0	\$0	
516000 Health Benefits & Life	\$68,776	\$125,000	\$131,250	
516100 Health Benefits Retirees	\$17,691	\$18,500	\$19,425	
516020 Health Benefits OPEB	\$0	\$0	\$0	
516100 Flex Benefits	\$13,711	\$30,000	\$30,000	
512000 County's Worker Comp	\$0	\$0		
Total Personnel Services	\$1,077,037	\$1,517,500	\$1,777,891	17.16%
521010 Advertising	\$3,889	\$10,000	\$10,000	
521030 Reproduction	\$11,640	\$5,534	\$6,350	
521040 Uncl. Professional Fees	\$25,363	\$148,650	\$154,000	
521100 Equipment Repairs	\$0	\$1,500	\$1,500	
521160 Legal Services	\$35,000	\$49,507	\$30,000	
521170 Construction Services	\$14,570	\$5,575	\$0	
521180 Uncl. Contractual Services	\$22,442	\$37,500	\$37,500	
521190 Computer Software	\$29,708	\$48,036	\$47,456	
522080 Telephone	\$33,026	\$31,506	\$39,840	
523020 Food	\$3,111	\$3,500	\$3,500	
523030 Gasoline	\$283	\$2,000	\$2,000	
523050 Postage	\$370	\$1,400	\$800	
523060 Office Supplies	\$16,199	\$17,900	\$17,900	
523080 Uncl. Supplies	\$8,923	\$12,065	\$5,500	
523100 Vehicle Non-Garage	\$3,537	\$4,000	\$4,000	
524010 Travel and Training	\$7,357	\$33,500	\$48,000	
524020 Journals and Books	\$731	\$2,750	\$4,600	
524030 Membership Dues	\$3,721	\$4,175	\$7,278	
524040 Certificates and Licenses	\$0	\$2,000	\$2,000	
524050 Rental of Office Space	\$162,548	\$193,121	\$198,593	
524070 Rental of Office Machines	\$3,712	\$3,989	\$4,000	
524080 Uncl. charges	\$13,872	\$11,260	\$10,000	
Misc. Operating Expenses	\$400,002	\$629,468	\$634,817	0.85%
540040 Liability Insurance Premium	\$27,216	\$32,800	\$32,800	
Total Other Svcs/Charges	\$27,216	\$32,800	\$32,800	0.00%

	FY 2016 Actual	FY 2017 Amended	FY 2018 Proposed	Percent Change
550030 Office Equipment	\$93,863	\$0	\$0	
550040 Computer Equipment	\$22,895	\$9,387	\$2,000	
550050 Vehicle Equipment	\$0	\$40,000	\$0	
550060 Unclassified Equipment	\$0	\$0	\$0	
Total Capital Outlay	\$116,758	\$49,387	\$2,000	-95.95%
560010 Human Resource Expense	\$10,557	\$10,474	\$13,368	
560020 Accounting Expense	\$27,526	\$39,660	\$0	
560030 Purchasing Expense	\$41,814	\$35,804	\$28,947	
560040 Information Systems Exp.	\$4,776	\$5,014	\$5,307	
560050 Risk Management	\$0	\$0	\$0	
560120 Indirect Costs	\$37,263	\$37,123	\$37,123	
Allocated Costs	\$121,936	\$128,075	\$84,745	-33.83%
612400 Inter-fund Transfer				
Gen. Eng. Consultant				
LOA 1 (GEC Administration Field)	\$86,774	\$8,846	\$27,723	
LOA 1 (GEC Administration Home)	\$19,149	\$32,752	\$24,110	
LOA 2 (Segment 2 Field (Park))	\$69,047	\$160,600	\$87,618	
LOA 2 (Segment 2 Home (Park))	\$91,458	\$19,922	\$0	
LOA 2/15 (Connector Bridge Field)	\$232,642	\$14,744	\$0	
LOA 2/15 (Connector Bridge Home)	\$340	\$0	\$0	
LOA 2/14 (Segment 3 Field)	\$151,293	\$224,223	\$174,916	
LOA 2/14 (Segment 3 Home)	\$278	\$12,452		
LOA 2/16 (Segment 4 Home)	\$7,788	\$73,391	\$131,214	
LOA 2/16 (Segment 4 Field))	\$0	\$0	\$50,100	
LOA 5 (Capital Circle NW/SW)	\$394,716	\$255,685	\$20,784	
LOA 9 (Capital Circle SW)	\$19,395	\$39,417	\$36,797	
LOA 13 (Magnolia Dr)	\$4,220	\$0	\$0	
LOA 17 (Franklin Blvd Field)	\$19,052	\$18,426	\$0	
LOA 18 (NE Gateway/Welaunee)*	\$0	\$0	\$182,242	
	\$1,096,153	\$860,458	\$735,505	-14.52%
Total Operating	\$2,839,102	\$3,217,688	\$3,267,758	1.56%
612400 Other Transfers				
Transfer to Capital Projects	\$12,309,497	\$10,587,988	\$10,538,106	
611300 Debt Service Transfer	\$14,696,250	\$14,692,725	\$14,692,538	
SIB Loan	\$4,453,937	\$3,941,685	\$3,941,685	
Available for Future Years	\$1,676,285	\$0	\$0	
Total Budget	\$35,975,071	\$32,440,086	\$32,440,086	0.00%
Source of Funds				
Transfer from Fund Balance	\$2,190,660			
Sales Tax Proceeds	\$33,570,104	\$32,440,086	\$32,440,086	
Interest Revenues	\$185,507			
Miscellaneous	\$28,800			
Total	\$35,975,071	\$32,440,086	\$32,440,086	

*NE Gateway/Welaunee GEC expenses will be reimbursed when sales tax revenues are received in 2020.

**Tallahassee - Leon County Office of Economic Vitality
FY 2018 Proposed Budget**

Account	Account Description	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Proposed Budget	Percent Change
Personnel Services					
511000	Salaries	236,875	654,863	697,898	
511300	Salary Enhancements		11,708	11,708	
511500	Temporary Wages			21,000	
512400	Other Salary Items	5,803	3,840	3,840	
514100	Unemployment Compensation		95,721	95,721	
515000	Pension- Current	25,781	88,218	137,346	
515100	Pension- MAP	12,683	42,695	39,361	
515500	Social Security	3,146			
515600	Mandatory Medicare	3,202	8,659	10,120	
516000	Health Benefits	33,137	93,674	98,358	
516100	Flex Benefits	974	14,760	2,788	
Total Personnel Services		321,601	1,014,138	1,118,140	10.26%
Operating Expenses					
521010	Advertising	46,619	21,100	9,700	
521030	Reproduction	474	10,000	15,000	
521040	Uncl. Professional Fees		47,000		
521140	Contractual Engineering Services	15,000			
521170	Construction Services	10,650			
521180	Uncl. Contractual Svcs	124,260	30,150	32,950	
521190	Computer Software	27,842		45,560	
522080	Telephone	1,532	2,000	1,000	
523020	Food	1,345			
523030	Gasoline			300	
523050	Postage		1,750	500	
523060	Office Supplies	2,528	2,500	2,500	
523070	Uniforms & Clothing				
523080	Uncl. Supplies	2,736			
524010	Travel & Training	45,857	30,650	25,600	
524020	Journals & Books			550	
524030	Memberships	2,225	5,035	7,100	
524080	Uncl. Charges	937	13,075	19,500	
540040	Insurance	2,755		3,000	
Total Operating Expenses		284,760	163,260	163,260	0.00%
Capital Outlay					
Total Capital Outlay		40,247		--	
Allocated Accounts					
Total Allocated Accounts				--	
Total Expenses					
		646,608	1,177,398	1,281,400	8.83%
Revenues					
	City Revenue		588,699	640,700	
	County Revenue		588,699	640,700	
Total Revenues			1,177,398	1,281,400	8.83%
Balance				--	

Fiscal Year 2018 Budget Narrative

511000	Salaries- Includes all permanent, full time positions. Changes from the previous year include the new Senior Accountant position as outlined in the agenda item, increase in the salary allocation for the Blueprint Attorney reflecting the increase in scope of responsibility for both Blueprint and OEV, and the pay increases as determined by the jurisdiction in which the employee's benefits are provided (i.e., if the employee receives City benefits, then City salary adjustments would control).
511300	Salary Enhancements- This cost is related to pay increases to employees relating to promotions.
511500	Temp Wages- Wages for temporary employees: Assistant Legal Counsel, 2 part-time IT support staff members, EDMS Technician, Graduate Intern during the school breaks, and Summer Youth Intern.
512000	Overtime- Administrative staff and para-professional overtime compensation.
512400	Other Salary Items- These costs are determined by the City and County to cover the cost of their respective senior management fringe benefit packages.
516100	Flex Benefits- Benefits for all full time, permanent City of Tallahassee employees to offset healthcare and insurance expenditures.
521010	Advertising- Public hearing notices, news releases, etc.
521030	Reproduction- Printing of Annual Financial Reports, letterhead, agenda items, copies, etc.
521040	Uncl. Professional Fees – GEC Audit, Annual Financial Audit, Performance Audit, Bond Services and Counsel, strategic communications services, and misc. The increase from 2016 reflects the estimated cost of the audits recommended in the <i>Blueprint 2000 Audit of Revenue and Expenditure Controls</i> and the strategic communications services.
521100	Equipment Repairs - Recording equipment, Office equipment repairs and maintenance.
521160	Legal Services - Outside General Counsel Attorney services for IA and Blueprint
521180	Uncl. Contract Services –FSU Graduate Intern contract, consultant IT support and misc. services.
521190	Computer Software - Annual software maintenance and licenses.
522080	Telephone- Blueprint office telephone / internet services, telephone equipment maintenance, cell phones and tablets.
523020	Food - Five CAC meetings, workgroup meetings, lunch meetings, and one evening IA meeting.
523060	Office supplies – Office supplies, printer toner, paper, and general office needs.
523080	Uncl. Supplies- Office space supplies (lights, kitchen supplies, etc.), service awards, computer peripherals, and safety supplies such as work boots and vests.
523100	Vehicle - Non Garage - Repairs and service on four vehicles. The age of vehicles ranges from 1 to 18 years old.
524010	Travel and Training –Continuing education training and professional development of staff and professional association conferences.
524020	Journals and Books – Professional books and subscriptions to support staff development and access to relevant information.
524030	Membership Dues – Legal, engineering, planning, and other professional association dues for 12 staff members.
524040	Certifications and Licenses- Cost for professional license renewals.

524050 **Rental of Office Space-** The amount reflected is based on our lease with Leon County for 315 South Calhoun Street, including parking, security, after hours air conditioning and tenant improvements for both the Blueprint and OEV spaces.

524070 **Rent Expense of Office Machines-** Lease for two copiers.

524080 **Uncl. Charges** – Office photographs, promotional items, office events.

540040 **Liability Insurance** - Workers Compensation and General Liability premiums.

550060 **Uncl. Equipment-** Office assets (equipment and Furniture above \$1,000)

560010-40 Blueprint's share of Allocated Costs to the City of Tallahassee for services provided by the City.

612400 General Engineering Consultant (GEC) and transfer of sales tax revenue to Capital Projects Budget.

Business Recruitment and Incentives Fund

	FY 2017	FY 2018	FY 2019	FY 2020
Revenue				
Leon County	500,000			
City of Tallahassee	500,000			
Remaining from Previous Year		827,228	625,628	368,028
Subtotal	1,000,000	827,228	625,628	368,028
Expenditures				
Qualified Target Industry Tax Refund				
Project Gold (10 jobs)	2,800	2,800	2,800	-
Project Presidential (160 jobs)	-	36,000	36,000	36,000
Pending Board Approval: <i>Project Campus (120 jobs)</i>	-	42,000	98,000	28,000
Subtotal	2,800	80,800	136,800	64,000
Targeted Business Program				
Red Hills Surgical Center	19,972	20,000	20,000	20,000
Project Gold	-	75,800	75,800	75,800
Pending Board Approval: <i>Project Campus</i>	-			107,240
Subtotal	19,972	95,800	95,800	203,040
Targeted Industry Analysis				
Targeted Industry Study	135,000	Note: Funding for lead generation to recruit businesses identified in the Targeted Industry Study and is set to begin in January 2018.		
Lead Generation	15,000			
Creative Economy Study				
Subtotal	150,000			
Marketing and Community Outreach				
Marketing and Communications Plan	Funding for this effort will be requested upon the completion of the Targeted Industry Study.			
Subtotal	-	-	-	-
Local Economic Inclusion Programs				
Pending Board Approval: <i>Urban Vitality Job Creation Pilot Program</i>	-	25,000	25,000	25,000
Subtotal	-	25,000	25,000	25,000
Total Expenditures	172,772	201,600	257,600	292,040
Fund Balance	827,228	625,628	368,028	75,988

NOTICE OF PUBLIC HEARING

LEON COUNTY- CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
PROPOSED FISCAL YEAR 2018 OPERATING AND CAPITAL PROJECTS BUDGETS

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday September 19, 2017, at 5:30 p.m.**, or as soon thereafter as such matters may be heard, at the Tallahassee City Commission Chambers, 2nd Floor, 300 South Adams Street, Tallahassee, Florida.

The **Blueprint Intergovernmental Agency Board of Directors** will discuss the proposed Fiscal Year 2018 Operating and Capital Projects Budgets at its September 19th meeting which begins at 5:00 p.m. and will provide an opportunity for public comment on the proposed budgets for the Blueprint Intergovernmental Agency program. All interested parties are invited to present their comments at the public hearing at the time and place set out above.

The proposed Blueprint Intergovernmental Agency FY 2018 Operating Budget is as follows:

Expenses	
Personnel Expenses	
Blueprint Infrastructure Program	\$1,777,891
Office of Economic Vitality & MWSBE	\$1,118,140
Operating Expenses	
Blueprint Infrastructure Program	\$634,817
Office of Economic & MWSBE	\$163,260
Insurance Liability Premium	\$32,800
Capital Outlay	\$2,000
Allocated Cost	\$84,745
General Engineering Consultant	\$735,505
Total Recurring Operations	\$4,549,158
Transfers to Capital Projects	\$10,538,106
Operating Reserve	\$0
Debt Service Transfer	\$18,634,222
Total Transfers	\$29,172,328
Total Expenses	\$33,721,586
Source of Funds	
Sales Tax Proceeds	\$32,440,086
City Revenue	\$640,700
County Revenue	\$640,700
Total Revenues	\$33,721,486

The proposed Blueprint Intergovernmental Agency FY 2018 Capital Projects Budget is as follows:

Net Sales Tax Allocation	\$10,538,106
Unallocated Sales Tax Revenues	\$3,650,000
Total for Allocation to Capital Projects	\$14,188,106
Capital Project Allocations	
Water Quality (City)	\$2,112,306
Lake Lafayette Floodplain	\$253,052
Headwater of St. Marks	\$832,697
Capital Circle NW/SW	\$2,650,000
Cascades Park	\$62,877
Capital Cascades Segments (3 and 4)	\$4,660,524
Magnolia Drive Multiuse Trail	\$916,650
Orange Avenue Corridor Study	\$175,000
Northeast Gateway (Welaunee Boulevard)	\$2,225,000
2020 Sales Tax Extension	\$300,000
Total	\$14,188,106

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodation to participate in this proceeding should contact Susan Emmanuel at least 48 hours prior to the meeting at (850) 219-1060 or Florida Relay Service TDD/TTY, Dial 711 or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice).

The FY 2018 Operating and Capital Projects Budgets may be viewed at www.blueprintia.org or you may obtain a copy from Blueprint Intergovernmental Agency by contacting us at (850) 219-1060.

To be posted in the classified section/ legal notice of the Tallahassee Democrat
On **Tuesday September 12, 2017 and again on Monday, September 18, 2017.**
Please bill account #Blup8508911880.

Please provide an affidavit of the advertisements as well.

Blueprint Intergovernmental Agency Board of Directors Agenda Item

TITLE: Adoption of the Fiscal Year 2018 Blueprint Intergovernmental Agency Net Sales Tax Allocation Plan and Fiscal Year 2018-2022 Capital Improvement Plan

Date: September 19, 2017

Requested By: Blueprint Staff

Contact: Blueprint

Type of Item: Public Hearing

STATEMENT OF ISSUE:

This item requests the Blueprint Intergovernmental Agency Board of Director's (Board) approval and adoption of the proposed Fiscal Year (FY) 2018-2022 Net Sales Tax Allocation Plan (NSTAP) and FY 2018-2022 Capital Improvement Plan (CIP). The first public hearing was advertised and held at the September 7, 2017 Citizens Advisory Committee (CAC) meeting. The second and final public hearing to approve and adopt the proposed budget and approve the FY 2018 Capital Budget Resolution, included as Attachment #1, will be advertised and conducted at the September 19, 2017 Intergovernmental Agency Board Meeting.

SUPPLEMENTAL INFORMATION:

The NSTAP is based on a cash flow forecast of projected sales tax revenues through the entire Blueprint 2000 program and the first two years, nine months of the Blueprint 2020 program. The CIP will implement the approved NSTAP. Beginning in FY 2014, the Blueprint Intergovernmental Agency (Agency) has held projected sales tax revenues constant at \$32,440,000 million in an effort to ensure responsible budgeting and to account for unanticipated changes in market conditions. This strategy has enabled Blueprint to ensure all projects are funded as needed without overextending the Agency. For the capital budget, Blueprint has continued to hold revenue projections constant through the outlying years (2018-2022) and has not included revenues that will be received through interest. Table 1 below displays the past five years of actual sales tax receipts for the Blueprint program.

Table 1. Five-Year Blueprint Sales Tax Revenues, 2012 – 2016

	2016	2015	2014	2013	2012
Blueprint Sales Tax Revenues (80% of total receipts*)	\$33,570,000	\$32,491,000	\$31,044,000	\$29,574,000	\$28,232,000
*Remaining 20% of sales tax receipts split evenly between City of Tallahassee and Leon County per Interlocal Agreement					

Accounting Summary

The Accounting Summary Budget is included as “Exhibit A” to Attachment #1 and provides up to date (as of April 30, 2017) information regarding funding sources, Board allocations to date, Agency encumbrances and expenditures for all Blueprint projects and remaining fund balances. Additional levels of detail for each project can be provided should the Board, CAC or citizens desire to see the information in greater detail.

Existing and Estimated Net Sales Tax Revenues

“Exhibit A” to Attachment #1 also provides an up to date (as of April 30, 2017) accounting of sales tax revenues as well as the estimated net revenues for FY 2018 through 2022. The estimated sales tax revenues do not include interest income, and it assumes that operating costs will remain the same through the remainder of the Blueprint 2000 program and into the beginning of the Blueprint 2020 program.

Proposed 2017-2020 Net Sales Tax Allocation Plan

The NSTAP is included on page 3 of “Exhibit A” and is the basis for funding allocations in FY 2018. In short, only funding identified in year 2018 will be allocated towards any projects. Funding identified in the outlying years (2019-2022) is merely an estimate of future allocations. For FY 2018, staff is currently recommending the allocations identified in Table 2.

Table 2. Proposed Fiscal Year 2018 Capital Program Allocations

Allocations	
Water Quality & Stormwater Improvements/City	\$2,112,306
Lake Lafayette Floodplain	\$253,052
Headwaters of St. Marks	\$832,697
Capital Circle NW/SW (N2)	\$2,650,000
Cascades Park	\$62,877
Capital Cascade Segments 3 & 4	\$4,660,524
Magnolia Drive Multi-use Trail	\$916,650
Orange Avenue Corridor Study	\$175,000
Welaunee Boulevard: Dove Pond, PD&E and Design	\$2,225,000
2020 Sales Tax Project Planning	\$300,000
Total FY18 Capital Projects Allocations	\$14,188,106

FY2018 Capital Project Allocations

- Water Quality (City) – The Blueprint 2000 program includes a \$25,000,000 project for the City to implement water quality enhancement projects. The proposed FY 2018 allocation is the programmed annual allocation.
- Lake Lafayette Floodplain – In June 2015, the Board approved the use of \$1,050,000 of Blueprint funds to match a grant under the Florida Forever Program. \$750,000 was allocated in FY 2016 and \$46,948 in FY2017. To meet the remaining commitment, \$253,052 is proposed to be allocated in FY2018.
- Headwaters of St. Marks – The properties purchased in the St. Marks Headwaters Floodplain were funded by Blueprint using a Florida Communities Trust (FCT) grant funding as match; a requirement of the grant was the implementation of an FCT approved management plan. Leon County has been working towards the fulfillment of the FCT Management Plan commitments utilizing Blueprint funds previously allocated in 2012. Consistent with previous Board direction, the FY 18-20 Blueprint 2000 funds identified in Attachment #3 are anticipated to be used for the remaining tasks in the management plan. Blueprint will continue to work with Leon County staff to refine the budget needs based on the cost estimates and schedule for the improvements at St. Marks Headwaters. After cost estimates are complete, remaining funds are recommended to be applied to the Fred George Basin project, another previously funded Blueprint and FCT grant sensitive lands project. The funds would be used to complete the management plan and support infrastructure that will ensure that stormwater entering the sink complex has been treated to significantly reduce any potential impacts to groundwater, which is consistent with the project definitions in the original Blueprint 2000 Project Definitions Report. The allocation of the FY 18 and future FY 19 and 20 funds will complete these projects, ensure compliance with the FCT management plans, and fully open these environmentally significant properties to the public.
- Capital Circle NW/SW (N2) – Blueprint anticipates that this \$2.65 million in expenditure authority will permit the Agency to fully complete and close out this segment of Capital Circle.
- Cascades Park –When the alum grant contract with the Department of Environmental Protection was signed with 2011, the City of Tallahassee credited the Cascades Park project with the full grant amount of \$419,919. The alum system was constructed and the allowable cost reimbursed by DEP was only \$359,042.22. As such, the balance of \$62,876.78 must be returned to the City of Tallahassee.
- Capital Cascades Segments (3 and 4) – The proposed allocation of \$4,660,524 will be used to design and construct Capital Cascades Trail Segment 3D. For FY2018, this project will also include improvements to the Van Buren Street roadway, which connects the Under the Over and Anita Favors Thompson Plaza to Capital Cascades Crossing and Trail. Approximately \$1 million is allocated to provide public parking for surrounding South Adams businesses and visitors to the Capital Cascades Trail and FAMU Way, and improve the aesthetics of this roadway connecting local infrastructure investments.
- Magnolia Drive Multi-Use Trail – On April 1, 2015, the IA approved funding up to \$7,983,300 to design and construct the project. At the time, only \$6,150,000 was

available in the Blueprint Land Bank budget. In FY 2016, an additional \$916,650 was allocated to the project and the proposed FY 2018 allocation of \$916,650 will complete Blueprint funding for this project.

- Orange Avenue Corridor Study – This project was added to the Capital Budget in FY 2017 with an allocation of \$350,000 over two years; \$175,000 was allocated in FY 2017 and \$175,000 is proposed to be allocated in FY 2018. This project, subsequently named the Southwest Area Transportation Plan, is being undertaken in partnership with the CRTPA and will be a precursor to the FDOT Orange Avenue Project Development and Environment (PD&E) Study, which is in FDOT Fiscal Year Work Plan for state funding in 2019. Once 2020 sales tax revenues are collected, this money will be paid back to the Blueprint 2000.
- Northeast Gateway: Welaunee Boulevard – The proposed \$2,225,000 will be used to advance fund the PD&E and design of Welaunee Boulevard Phase 1, as well as provide funding for the construction of Dove Pond. The PD&E will include Segments 2 and 3 in the Canopy Development area to the proposed Shamrock Way extension ending at Centerville Road. The design will include the roadway from the eastern edge of the Canopy Development area to the proposed Shamrock Way extension ending at Centerville Road. Advance funds will be paid back to the Blueprint 2000 program using Blueprint 2020 sales tax revenues.
- 2020 Sales Tax Extension - The “2020 Sales Tax Extension” was added to the Capital Budget in FY 2017 with annual allocations of \$300,000 in FY 2017, 18 and 19. As directed by the Board in the April 1, 2015 meeting, the project will be used to fund professional fees to design and permit the Bike Route System, Sidewalks, Greenways Master Plan and StarMetro Enhancements 2020 projects. This strategy will position Blueprint to have “shovel ready” projects once the 2020 program commences. Advance funds will be paid back to the Blueprint 2000 program using Blueprint 2020 sales tax revenues.

Proposed 2018-2022 Capital Improvements Plan (CIP)

The proposed 2018-2022 CIP is included on page 4 of “Exhibit A” and reflects the projected expenditures for the remaining two years, three months in the Blueprint 2000 program and the first two years, nine months of the Blueprint 2020 program. This draft incorporates the direction given by the Board to date regarding the prioritization of projects. It also reflects the local contributions The Agency is projecting \$26,530,000 of investment into the local economy in FY 2018 and \$119,550,000 into the local economy from October 1, 2018 to September 30, 2022.

Action by TCC and CAC: This item was presented to the TCC at their September 5, 2017 meeting and the TCC concurred with staff’s recommendation. The first public meeting for this item was held at the September 7, 2017 CAC meeting. The CAC recommended approval of Option 1, consistent with staff’s recommendation.

OPTIONS:

- Option 1: Conduct the public hearing to approve and adopt the Fiscal Year 2018-2022 Blueprint Capital Improvement Plan as presented to implement the Fiscal Year

2018-2022 Net Sales Tax Allocation Plan and approve the Fiscal Year 2018 Capital Budget Resolution.

Option 2: Conduct the public hearing and revise and adopt the Fiscal Year 2018-2022 Blueprint Capital Improvement Plan as presented to implement the Fiscal Year 2018-2022 Net Sales Tax Allocation Plan and approve the Fiscal Year 2018 Capital Budget Resolution.

Option 3: Board Guidance.

RECOMMENDED ACTION:

Option 1: Conduct the public hearing to approve and adopt the Fiscal Year 2018-2022 Blueprint Capital Improvement Plan as presented to implement the Fiscal Year 2018-2022 Net Sales Tax Allocation Plan and approve the Fiscal Year 2018 Capital Budget Resolution.

Attachments:

1. FY 2018 Capital Budget Resolution (Resolution No. 2017-XX).
2. Notice of Public Hearing



**Blueprint Intergovernmental Agency FY 2018 Capital Budget
RESOLUTION NO. 2017-XX**

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

WHEREAS, the Board has acknowledged the receipt of bond proceeds and sales tax revenue to fund expenses for the Fiscal Year 2018 beginning October 1, 2017, and ending September 30, 2018,

NOW, THEREFORE, BE IT RESOLVED, that the Leon County-City of Tallahassee Blueprint Intergovernmental Agency Board, hereby approves and adopts the budget for Fiscal Year 2018 as set forth in "Exhibit A", and authorizes the carryover of any fund balance, including all incomplete project balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

**Blueprint Intergovernmental Agency
FY 2018 Capital Budget Summary**

Net Sales Tax Allocation	\$10,538,106
Unallocated Sales Tax Revenues	\$3,650,000
Total for Allocation to Capital Projects	\$14,188,106
<hr/>	
Capital Project Allocations	
Water Quality (City)	\$2,112,306
Lake Lafayette Floodplain	\$253,052
Headwater of St. Marks	\$832,697
Capital Circle NW/SW	\$2,650,000
Cascades Park	\$62,877
Capital Cascades Segments (3 and 4)	\$4,660,524
Magnolia Drive Multiuse Trail	\$916,650
Orange Avenue Corridor Study	\$175,000
Northeast Gateway (Welaunee Boulevard)	\$2,225,000
2020 Sales Tax Extension	\$300,000
Total	\$14,188,106

Adopted this ____ day of September, 2017.

Leon County-City of Tallahassee
Blueprint Intergovernmental Agency

By: _____
Commissioner Mary Ann Lindley
Chair, Board of Directors

Attest:

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

Approved as to Form:

By: _____
Maribel Nicholson-Choice
Attorney for the Board of Directors

Accounting Summary As of April 30, 2017

Exhibit "A"
Page 1 of 4

Project	Description	SIB Loans	Grants > \$1M	Grants < \$1M	Miscellaneous donations/JPAS	Advance Repayments	Bonds	Sales Tax, Interest, and Other sources	Allocated to Date	Pro Encumbrances	Encumbrances	Expenses to date	Balance
Water Quality/Sensitive Lands & Misc.													
0100234	Water Quality Project City						10,135,592.44	10,158,906.56	20,294,499.00	-		11,929,751.96	8,364,747.04
0100235	Water Quality project/County			-		1,000,000.00	11,770,767.00	10,019,812.00	22,790,579.00	-		16,739,898.77	6,050,680.23
03764	NWFWMD Partnership			116,287.35			478,641.50	680,071.15	1,275,000.00	-		697,419.76	577,580.24
0100228	Headwaters of St. Marks			1,581,435.00			1,395,000.71	1,510,954.00	4,487,389.71	-		4,487,389.71	
0100309	Lake Lafayette Floodplain						0.00	2,546,948.00	2,546,948.00	-		1,496,948.00	1,050,000.00
03768	Blueprint 2000 Land Bank						722,880.79	1,177,153.21	1,900,034.00	-		1,320,262.53	579,771.47
Capital Projects							0.00						
03760	CCNW/SW US90 to Orange Ave (N-2)		48,788,440.00	915,262.40	100,000.00		12,276,120.59	41,261,718.41	123,341,541.40	24,487.04	8,877,131.29	114,074,646.44	365,276.63
0100225, 1300401, 130402, 1300403	CSE Tram Rd to Woodville HWY + Subprojects (E-2)	4,784,738.71	15,575,296.55	1,075,235.31	-	-	9,994,846.49	6,899,720.94	37,919,838.00	-		37,036,072.66	883,765.34
0100227	CCSW Crawfordville Rd to Orange Ave		-				2,070,191.17	2,472,906.83	4,543,098.00	-	204,084.07	4,130,769.75	208,244.18
1600095	CCSW Right of Way Acquisition		8,539,400.00				-	8,539,400.00	230,500.00	-		-	8,308,900.00
1600360	CCSW Stormwater Plan & Constr						-	2,800,000.00	2,800,000.00	-			2,800,000.00
03747, 1300391, 1400348	CCT Seg 1 (Franklin Blvd.) + Subprojects	-	4,200,000.00	966,082.00	-	-	4,529,484.07	9,553,044.22	19,248,610.29	-	25,794.62	18,998,614.47	224,201.20
0100306, 1300468, 1300467, 1400340, 1400341, 1400343, 1400346, 1400349, 1400380, 1400362, 1400476, 1400678, 1400679	CCT Seg 2 (Cascades Park) + Subprojects	-	4,126,604.00	1,021,919.00	1,025,705.62	-	16,712,200.56	27,808,628.48	50,695,057.66	-	134,285.64	49,310,403.73	1,250,368.29
0100978	Capital Cascade Segment 3 & 4		1,655,374.91	774,285.52		3,000,000.00	3,231,330.51	45,556,272.45	54,217,263.39	-	837,778.10	38,406,089.54	14,973,395.75
1200266	FAMU ROW Services to City				1,472,500.00		0.00	1,153,018.00	2,625,518.00	-		48,563.22	2,572,402.57
1000612, 1400466, 1600378	Capital Cascades Crossing + Subprojects	-	-	1,402,000.00	150,000.00	2,777,229.00	17,790.17	4,129,916.53	8,476,935.70	-	(83,643.02)	8,431,511.04	129,067.68
0800402	Capital Cascades Segment 4						0.00	151,791.00	151,791.00	-	105,359.61	7,788.01	38,643.38
03767	LPA Group Engineering Services (Cascades Trail 1-4)						3,378,319.63	6,026,321.16	9,404,640.79	-	45,152.77	8,385,638.87	973,849.15
1800478	Magnolia Dr. Multi-use Trail							7,093,150.00	7,093,150.00	-	19,796.71	92,906.28	6,980,447.01
1718338	Orange Avenue Corridor Study							175,000.00	175,000.00	-			175,000.00
1718336	Northeast Gateway (Welaunee)							750,000.00	750,000.00	-			750,000.00
1718339	2020 Sales Tax Extension							300,000.00	300,000.00	-			300,000.00
Closed Projects								-					-
02842	BP2K Booth Property Purchase						(1.50)	584,755.25	584,753.75	-		584,753.75	-
3745	Blueprint 2000 Lidar						0.00	349,817.00	349,817.00	-		349,817.00	-
3746	BP2000-Building Renovations						0.00	48,180.36	48,180.36	-		48,180.36	-
101438	Mahan Drive						4,825,730.88		4,825,730.88	-		4,825,730.88	-
1100644	Capital Cascades Maintenance Building			-			0.00	297,013.50	297,013.50	-		297,013.50	-
1300328	Lafayette Heritage Bridge							500,000.00	500,000.00	-		500,000.00	-
03721	CCNW I10 to US90 (N-1)	22,605,003.47		1,337,280.20			45,287,879.20	-	69,230,162.87	-		69,230,162.87	-
0101437	Fred George Basin						1,682,226.00	1,087,774.00	2,770,000.00	-		2,770,000.00	-
04771	Sensitive Lands - Project Mgmt						373,041.05	21,657.70	394,698.75	-		394,698.75	-
03765	CSE Connie Dr to Tram Rd (E-1)	26,692,338.10					3,624,328.79	8,312,108.15	38,628,775.04	-		38,628,775.04	-
0100226	CSE Woodville Hwy to Crawford Rd (E-3)		8,620,742.43	330,857.00			1,152,849.42	1,482,780.60	11,587,229.45	-		11,587,229.45	-
0100229	Lake Jackson Basin/Ford's Arm						174.66	272,254.34	272,429.00	-		272,429.00	-
0100306	Capital Cascades-exp. With no projects						17,156.73	(17,156.73)		-			-
Grand Total		54,082,080.28	111,505,857.89	9,520,643.78	2,748,205.62	6777229	133,276,550.86	195,154,517.11	513,065,084.54	24,487.04	10,444,803.01	447,607,304.69	54,988,489.80

Existing and Estimated Net Sales Tax Revenues
As of April 30, 2017

Exhibit "A"
Page 2 of 4

Year	2002	2009	2004	2006	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total Thru April 2017	remaining budget for 2017	2018	2019	2020	Total 9/1/2016-12/31/2019	Total
Actual/Estimated Sales Tax Revenues (80% of total Revenues)				24,204,641.08	31,620,198.20	30,988,276.90	29,510,970.88	27,836,546.20	27,125,783.80	27,551,785.61	28,333,375.47	29,576,498.32	30,738,030.64	32,490,520.24	31,570,103.90	17,044,003.17	370,941,837.41	15,396,084.83	32,440,086.00	32,440,086.00	8,110,021.50	88,386,278.33	458,048,115.74
Miscellaneous Revenues				855.00	58,801.55	300,791.58	(22,444.65)					46,357.07	63,690.96	28,800.00	28,800.00	16,800.00	522,451.51				-	522,451.51	
Transfer from Other Funds						278,985.95											278,985.95				-	278,985.95	
305 Interest thru 04/30/17	12,898.42	94,961.31	75,899.77	126,255.57	726,613.45	1,600,976.61	1,836,736.75	1,015,334.01	1,822,752.09	724,828.88	126,869.15	192,860.91	165,443.75	180,127.39	185,506.88	7,790.80	8,895,918.74				-	8,895,918.74	
Bond/Loan Proceeds	3,500,000.00	5,527,642.79															9,027,642.79				-	9,027,642.79	
Operating Revenue		(2,000,000.00)													1,191,040.00	(1,191,040.00)	(2,000,000.00)			808,960.00	-	(1,191,040.00)	
Debt Service revenue																	-			7,869,531.10	7,869,531.10	7,869,531.10	
Operating Expenses	(118,434.91)	(574,807.50)	(807,195.51)	(838,116.68)	(812,116.29)	(956,574.88)	(997,458.65)	(1,048,013.59)	(1,047,792.95)	(974,344.59)	(927,214.39)	(1,121,006.20)	(1,309,871.02)	(1,523,702.39)	(1,736,501.75)	(1,036,098.17)	(51,814,744.27)	(1,281,796.83)	(3,267,738.00)	(800,000.00)	(8,511,544.83)	(24,366,289.10)	
Total Debt Service		(3,569,392.00)		(4,996,954.00)	(8,240,791.26)	(14,390,679.06)	(16,164,175.56)	(16,392,038.87)	(19,547,541.26)	(19,562,239.26)	(19,370,149.80)	(19,280,237.43)	(19,277,484.96)	(19,279,235.04)	(19,150,187.17)	(12,512,441.25)	(213,780,033.20)	(6,321,968.75)	(18,634,222.50)	(18,635,585.00)	(2,389,878.07)	(45,570,753.17)	(759,395,796.49)
Net revenues available from operating fund	3,394,463.51	(521,595.40)	(731,295.74)	18,496,880.97	23,352,705.65	17,822,283.10	12,245,624.77	11,400,827.85	8,332,801.68	7,737,078.64	8,062,967.33	9,411,672.47	10,382,009.37	11,896,915.20	14,096,761.86	2,329,017.55	157,712,118.81	7,990,329.25	10,538,105.50	19,282,992.10	5,126,064.58	42,937,471.43	200,689,590.24
Project Funds																	-				-	-	-
Loan Proceeds																	-				-	-	-
FDOT Advance Repayment								1,761,773.00	7,509,000.00	3,000,000.00	3,000,000.00	5,000,000.00	3,000,000.00	777,229.00			24,048,002.00				-	24,048,002.00	
Accrualization of Advance Reservations												(3,000,000.00)	(3,000,000.00)	(777,229.00)			(6,777,229.00)				-	(6,777,229.00)	
Admin. Fees													164,462.62				164,462.62				-	164,462.62	
Miscellaneous revenues														6.05	5.12		11.77				-	11.77	
Nonbudgeted revenues						799,213.90				(12,008.22)		(2,115.26)					(813,337.38)				-	(813,337.38)	
305/308 Interest Interest thru 4/30/17	17,034.65	262,569.56	342,086.98	375,575.63	24,279.35	184,815.76	6,104,164.44	2,124,703.03	978,908.77		1,571,323.62	1,643,809.43	1,040,837.25	741,768.12	823,596.79	821,122.67	258,075.79	16,822,671.78			-	16,822,671.78	
309 Interest thru 04/30/17													24,460.56	83,955.27	117,059.53	124,789.41	60,245.67	410,521.44			-	410,521.44	
Net revenues available from projects funds	17,034.65	262,569.56	342,086.98	375,575.63	24,279.35	(614,338.14)	6,104,164.44	3,886,476.03	7,888,908.77	8,559,315.40	4,643,809.43	3,066,182.55	990,187.01	940,672.91	949,917.20	418,321.46	23,855,103.23	-	-	-	-	23,855,103.23	
Net Available for all projects	3,411,498.16	(259,025.84)	(389,208.76)	18,872,456.60	23,376,985.00	17,207,884.96	18,449,789.21	15,287,303.88	16,221,710.45	12,296,394.04	12,706,776.76	12,477,851.02	11,373,194.38	12,837,588.11	15,048,679.06	2,747,336.01	191,567,222.04	7,990,329.25	10,538,105.50	19,282,992.10	5,126,064.58	42,937,471.43	234,094,172.03
Needed for already appropriated projects																	195,154,527.11				-	195,154,527.11	
Net Available from sales tax revenues																	(3,587,295.07)	7,990,329.25	10,538,105.50	19,282,992.10	5,126,064.58	42,937,471.43	98,939,654.92
Net Available from sales tax revenues including estimated incompletes for remaining year of 2016																	6,403,034.18				-	6,403,034.18	
Does not include future interest earnings																					-	-	-
Does not include any future grants																					-	-	-
Year	2020 (F)	2021	2022																				
Estimated Sales Tax Revenues (100% of total Revenues)	28,350,000.00	*****	37,800,000.00																				
Economic Development 12%	(2,182,510.25)	(9,443,347.00)	(15,443,347.00)																				
City of Tallahassee 10%	(2,835,000.00)	(3,780,000.00)	(3,780,000.00)																				
Leon County 10%	(2,835,000.00)	(3,780,000.00)	(3,780,000.00)																				
L.I.F.E. 2%	(567,000.00)	(756,000.00)	(756,000.00)																				
Buyer Infrastructure Operating Expenses	(2,400,000.00)	(3,260,000.00)	(3,260,000.00)																				
CEV Operating Expenses	(819,489.75)	(1,092,653.00)	(1,092,653.00)																				
Total Debt Service		-																					
Net revenues available from operating fund	16,311,000.00	*****	21,748,000.00																				
Net Revenues Available for all projects	16,311,000.00	*****	21,748,000.00																				

										Budgeted 2008 Program				Budgeted 2020 Program				Total Allocated to Date and FY18-FY22 Allocations
Project	Description	Allocated to Date	Pre Encumbrances	Encumbrances	Expenses to date	Balance	Estimated Total Project Budget	Additional Funding Needs	2018 Proposed Sales Tax Allocations	2019 Projected Sales Tax Allocations	2020 Projected Sales Tax Allocations (3 Months BP 2020)	2020 Projected Sales Tax Allocations (9 Months BP 2020)	2021 Projected Sales Tax Allocations	2022 Projected Sales Tax Allocations				
Blueprint 2008 Program Funding																		
Water Quality/Restoration/Lake & Shore																		
1600004	Water Quality Project City	20,224,489.00	-	-	11,529,711.96	8,694,747.04	25,000,000.00	4,165,501.00	2,413,206.00	2,307,360.00		395,955.00			25,000,000.00			
1600005	Water Quality/Restoration/County	22,796,579.00	-	-	26,238,898.77	6,050,680.23	27,295,579.00								27,295,579.00			
1600006	WTP/WMD Potable/IS/L	775,000.00	-	-	897,418.76	77,580.24	1,500,000.00								775,000.00			
1600007	Construction of St. Marys	4,457,389.71	-	-	4,457,389.71		4,432,831.00	833,687.00	2,617,305.00			982,831.00			9,525,217.71			
1600008	Lake Lafayette Potable	2,546,948.00	-	-	1,494,948.00	1,050,000.00	2,500,000.00	253,052.00	253,052.00						2,800,000.00			
1600009	Altoona 2000 Land Bank	1,100,024.00	-	-	1,120,247.51	179,777.47	1,000,000.00								1,000,024.00			
Capital Projects																		
1600010	CONWAY USGS to Crown Ave. 26-21	123,341,541.40	24,487.04	8,877,131.29	148,074,646.44	365,276.63	123,341,541.40								123,341,541.40			
1600011	1600061 1600060 1600050 - Subprojects 1-20	37,619,618.00			37,619,618.00	883,761.34	37,619,618.00								37,619,618.00			
1600012	CCW Conestoga/Belt Creek Drive Ave. BP 2000 Funded	4,540,000.00			208,284.07	4,331,715.93	5,000,000.00								4,540,000.00			
1600013	CCW Right of Way Acquisition	8,135,400.00			236,500.00	7,898,900.00	8,135,400.00								8,135,400.00			
1600014	CCW Interceptor Pipe & Station	6,000,000.00				2,800,000.00	2,800,000.00								2,800,000.00			
1600015	CCW Sew 1 Franklin Blvd + Substations	10,248,610.25			25,764.62	18,988,614.47	224,201.25	10,248,610.25							10,248,610.25			
1600016	1600068 1600067 1600066																	
1600017	1600041 1600040 1600039																	
1600018	1600056 1600053 1600051 1600078 1600079	10,695,067.66			134,285.44	48,210,853.71	1,250,268.29	10,695,067.66	67,876.78						10,695,067.66			
1600019	Central Canada Segment 1 & 4	54,212,261.20			837,778.10	38,406,989.54	54,873,205.72	63,214,965.21	9,097,701.84	5,660,513.72	8,437,178.31				63,214,965.21			
1600020	PAMA/STW Services City/Co	2,625,518.00			98,563.22	2,526,954.78	4,052.21	2,625,518.00							2,625,518.00			
1600021	Central Canada Segment - Subprojects	8,476,915.70			881,643.02	8,491,511.04	129,067.68	8,476,915.70							8,476,915.70			
1600022	Capital Canada Segment 4 BP 2000 Funded	151,761.00			105,000.00	2,788.00	168,641.36	101,250,790.56	19,996,115.00	3,757,378.08	3,757,378.08				101,250,790.56			
1600023	US Forest Interceptor Station, Colorado Trail 1-4	9,400,465.78			46,153.77	8,351,638.87	87,869.15	9,400,465.78							9,400,465.78			
1600024	Manitou Dv. Multi-use Trail	7,003,150.00			18,796.71	72,901.28	6,980,447.01	8,009,880.00	916,650.00	916,650.00					8,009,880.00			
Blueprint 2020 Program Funding (2)																		
1600025	Stormwater Master Plan						20,000,000.00	20,000,000.00					367,636.00	965,181.00	796,181.00		3,728,998.00	
1600026	Bike Route System						15,000,000.00	15,000,000.00					107,500.00	521,000.00	700,000.00		1,613,500.00	
1600027	Stormwater Enhancements City						13,200,000.00	13,200,000.00					450,175.00	412,500.00	412,500.00		1,684,175.00	
1600028	Water Quality and Stormwater Improvements City						42,500,000.00	42,500,000.00					1,593,720.00	2,253,000.00	2,125,000.00		5,984,720.00	
1600029	Water Quality and Stormwater Improvements County						42,500,000.00	42,500,000.00					1,593,750.00	2,125,000.00	2,125,000.00		5,843,750.00	
1600030	Stadium City						25,000,000.00	25,000,000.00					307,100.00	2,240,000.00	2,240,000.00		2,847,100.00	
1600031	Stadium County						25,000,000.00	25,000,000.00					307,100.00	2,240,000.00	2,240,000.00		2,847,100.00	
1600032	Operating Costs - Sales Tax Funded Parks City						10,000,000.00	10,000,000.00					375,000.00	680,000.00	580,000.00		1,575,000.00	
1600033	Operating Costs - Sales Tax Funded Parks County						10,000,000.00	10,000,000.00					375,000.00	680,000.00	580,000.00		1,575,000.00	
1600034	CCW Conestoga/Belt Creek Drive Ave. BP 2000 Funded	750,000.00			750,000.00		6,700,000.00	5,950,000.00	2,225,000.00	1,725,000.00			2,000,000.00				6,700,000.00	
1718036	Northwest Gateway (Enhancement)						175,000.00	175,000.00									175,000.00	
1718037	Crown Avenue Corridor Study						400,000.00	400,000.00									400,000.00	
1718038	2020 Sales Tax Extension	900,000.00			900,000.00		600,000.00	600,000.00	400,000.00	300,000.00							900,000.00	
1718039	Southside Gateway (Bridleway Highway)						1,047,210.00	1,047,210.00					1,047,210.00				1,047,210.00	
1718040	Alternative Sewer Solutions Study City	500,000.00			500,000.00		500,000.00	500,000.00									500,000.00	
1718041	Devotee Winter Encumbrance						500,000.00	500,000.00									500,000.00	
1718042	To be Prioritized 2020 Projects Includes all categorized L3/L1							15,480,798.00					2,240,140.00	1,845,219.00	11,845,219.00		15,960,798.00	
Grand Total																		
		383,576,493.46	34,487.04	14,148,803.01	118,118,514.01	54,988,480.81	352,436,946.01	367,412,447.46	16,148,124.00	18,284,920.91	5,126,054.00	16,314,000.00	21,748,000.00	21,748,000.00			361,786,647.42	
1/ WTP/WMD project shows a reduction of \$500,000 for the advance funding of the Phase 1 of the Alternative Sewer Interceptor Study should the IA direct staff to begin this study on June 13, 2017																		
2/ The 2020 Project allocation, made prior to January 1, 2020 will be paid back to the Blueprint 2008 Program																		
3/ The projects funded in the Community Enhancement, Connectivity, & Quality of Life categories will be based on the prioritization presented to the IA for approval in September 2017																		
4/ Other Funds includes contributions from EOTF and other partnerships																		
5/ Includes advanced funds from FY 2017 through the first 3 months of FY 2020 and the \$500,000 for Devotee Winter Encumbrance																		
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Project	Description	Allocated to Date	Pre Encumbrances	Encumbrances	Expenses to date	Balance	2018	2019	2020	2021	2022	FY 18-22 CIP
Water Quality/Sensitive Lands & Misc.												
0100234	Water Quality Project City	20,294,499.00	-	-	11,929,751.96	8,364,747.04	2,112,306.00	2,207,360.00	385,835.00			4,705,501.00
0100235	Water Quality project/County	22,790,579.00	-	-	16,739,898.77	6,050,680.23						-
03754	NWFWMD Partnership	775,000.00	-	-	697,419.76	77,580.24						-
0100228	Headwaters of St. Marks	4,487,389.71	-	-	4,487,389.71	-		3,450,000.00	982,831.00			4,432,831.00
0100309	Lake Lafayette Floodplain	2,546,948.00	-	-	1,496,948.00	1,050,000.00	750,000.00	300,000.00				1,050,000.00
03758	Blueprint 2000 Land Bank	1,900,034.00	-	-	1,320,262.53	579,771.47						-
Capital Projects												
03760	CCNW/SW US90 to Orange Ave (N-2)	123,341,541.40	24,487.04	8,877,131.29	114,074,646.44	365,276.63						0.00
0100225, 1300401, 130402, 1300403	CCSE Tram Rd to Woodville HWY + Subprojects (E-2)	37,919,838.00	-	-	37,036,072.66	883,765.34						-
0100227	CCSW Crawfordville Rd to Orange Ave	4,543,098.00	-	204,084.07	4,130,769.75	208,244.18				3,246,470.00	1,753,530.00	5,000,000.00
1600595	CCSW Right of Way Acquisition	8,539,400.00	-	230,500.00	-	8,308,900.00	4,154,450.00	4,154,450.00				8,308,900.00
1600360	CCSW Stormwater Plan & Constr	2,800,000.00	-	-	2,800,000.00	2,800,000.00						2,800,000.00
03747, 1300391, 1400348	CCT Seg 1 (Franklin Blvd.) + Subprojects	19,248,610.29	-	25,794.62	18,998,614.47	224,201.20	50,000.00					50,000.00
0100306, 1300468, 1300467, 1400340, 1400341, 1400343, 1400346, 1400349, 1400350, 1400362, 1400476, 1400578, 1400579	CCT Seg 2 (Cascades Park) + Subprojects	50,695,057.66	-	134,285.64	49,310,403.73	1,250,368.29	750,000.00					750,000.00
0100978	Capital Cascade Segment 3 & 4	54,217,263.39	-	837,778.10	38,406,089.54	14,973,395.75	8,000,000.00	5,000,000.00	5,000,000.00	5,000,000.00		23,000,000.00
1200266	FAMU ROW Services to City	2,625,518.00	-	48,563.22	2,572,402.57	4,552.21	4,500.00					4,500.00
1000612, 1400455, 1600378	Capital Cascades Crossing + Subprojects	8,476,935.70	-	(83,643.02)	8,431,511.04	129,067.68						-
0800402	Capital Cascades Segment 4	151,791.00	-	105,359.61	7,788.01	38,643.38	500,000.00	1,000,000.00	5,000,000.00	7,500,000.00	6,000,000.00	20,000,000.00
03757	LPA Group Engineering Services (Cascades Trail 1-4)	9,404,640.79	-	45,152.77	8,385,638.87	973,849.15						-
1500478	Magnolia Dr. Multi-use Trail	7,093,150.00	-	19,796.71	92,906.28	6,980,447.01	5,358,300.00	1,262,500.00	1,262,500.00			7,883,300.00
1718338	Orange Avenue Corridor Study	175,000.00	-	-	-	175,000.00	300,000.00	50,000.00				350,000.00
1718336	Northeast Gateway (Welaunee)	750,000.00	-	-	-	750,000.00	1,750,000.00	2,225,000.00	1,725,000.00	1,000,000.00		6,700,000.00
1718339	2020 Sales Tax Extension	300,000.00	-	-	-	300,000.00	300,000.00	300,000.00				600,000.00
xxx	Southside Gateway (Woodville Highway)	-	-	-	-	-					1,047,359.00	1,047,359.00
xxx	Alternative Sewer Solutions Study	-	-	-	-	-	500,000.00					500,000.00
xxx	To be Prioritized 2020 Projects	-	-	-	-	-			2,090,160.00	1,845,319.00	2,000,000.00	5,935,479.00
Blueprint 2020 Annual Allocations												
xxx	Greenways Master Plan								592,636.00	790,181.00	790,181.00	2,172,998.00
xxx	Bike Route System								562,500.00	750,000.00	750,000.00	2,062,500.00
xxx	StarMetro Enhancements/City								459,375.00	612,500.00	612,500.00	1,684,375.00
xxx	Water Quality and Stormwater Improvs/City								1,593,750.00	2,125,000.00	2,125,000.00	5,843,750.00
xxx	Water Quality and Stormwater Improvs/County								1,593,750.00	2,125,000.00	2,125,000.00	5,843,750.00
xxx	Sidewalks/City								937,500.00	1,250,000.00	1,250,000.00	3,437,500.00
xxx	Sidewalks/County								937,500.00	1,250,000.00	1,250,000.00	3,437,500.00
xxx	Operating Costs - Sales Tax Funded Parks/City								375,000.00	500,000.00	500,000.00	1,375,000.00
xxx	Operating Costs - Sales Tax Funded Parks/County								375,000.00	500,000.00	500,000.00	1,375,000.00
Grand Total		383,076,293.94	24,487.04	10,444,803.01	318,118,514.09	54,488,489.80	26,529,556.00	19,949,310.00	23,873,337.00	28,494,470.00	20,703,570.00	119,550,243.00
1. Sales tax revenues are based on 95% of forecasted amount for year 2017.												
2. The 2020 Project allocations made prior to January 1, 2020 will be paid back to Blueprint 2000 at a date to be determined once 2020 sales tax revenues are received.												
3. Assumes no increase in sales tax revenues over time until 2020.												
4. Alternative Sewer Solution Study funding is based on requested action by the IA Board at the June 13, 2017 meeting.												

NOTICE OF PUBLIC HEARING

LEON COUNTY- CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
PROPOSED FISCAL YEAR 2018 OPERATING AND CAPITAL PROJECTS BUDGETS

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday September 19, 2017, at 5:30 p.m.**, or as soon thereafter as such matters may be heard, at the Tallahassee City Commission Chambers, 2nd Floor, 300 South Adams Street, Tallahassee, Florida.

The **Blueprint Intergovernmental Agency Board of Directors** will discuss the proposed Fiscal Year 2018 Operating and Capital Projects Budgets at its September 19th meeting which begins at 5:00 p.m. and will provide an opportunity for public comment on the proposed budgets for the Blueprint Intergovernmental Agency program. All interested parties are invited to present their comments at the public hearing at the time and place set out above.

The proposed Blueprint Intergovernmental Agency FY 2018 Operating Budget is as follows:

Expenses	
Personnel Expenses	
Blueprint Infrastructure Program	\$1,777,891
Office of Economic Vitality & MWSBE	\$1,118,140
Operating Expenses	
Blueprint Infrastructure Program	\$634,817
Office of Economic & MWSBE	\$163,260
Insurance Liability Premium	\$32,800
Capital Outlay	\$2,000
Allocated Cost	\$84,745
General Engineering Consultant	\$735,505
Total Recurring Operations	\$4,549,158
Transfers to Capital Projects	\$10,538,106
Operating Reserve	\$0
Debt Service Transfer	\$18,634,222
Total Transfers	\$29,172,328
Total Expenses	\$33,721,586
Source of Funds	
Sales Tax Proceeds	\$32,440,086
City Revenue	\$640,700
County Revenue	\$640,700
Total Revenues	\$33,721,486

The proposed Blueprint Intergovernmental Agency FY 2018 Capital Projects Budget is as follows:

Net Sales Tax Allocation	\$10,538,106
Unallocated Sales Tax Revenues	\$3,650,000
Total for Allocation to Capital Projects	\$14,188,106
Capital Project Allocations	
Water Quality (City)	\$2,112,306
Lake Lafayette Floodplain	\$253,052
Headwater of St. Marks	\$832,697
Capital Circle NW/SW	\$2,650,000
Cascades Park	\$62,877
Capital Cascades Segments (3 and 4)	\$4,660,524
Magnolia Drive Multiuse Trail	\$916,650
Orange Avenue Corridor Study	\$175,000
Northeast Gateway (Welaunee Boulevard)	\$2,225,000
2020 Sales Tax Extension	\$300,000
Total	\$14,188,106

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodation to participate in this proceeding should contact Susan Emmanuel at least 48 hours prior to the meeting at (850) 219-1060 or Florida Relay Service TDD/TTY, Dial 711 or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice).

The FY 2018 Operating and Capital Projects Budgets may be viewed at www.blueprintia.org or you may obtain a copy from Blueprint Intergovernmental Agency by contacting us at (850) 219-1060.

To be posted in the classified section/ legal notice of the Tallahassee Democrat
On **Tuesday September 12, 2017 and again on Monday, September 18, 2017.**
Please bill account #Blup8508911880.

Please provide an affidavit of the advertisements as well.