



## **BOARD OF DIRECTORS MEETING**

**July 9, 2020  
3:00 pm  
Via WebEx**

**Chair: Dr. Elaine Bryant**

### **Agenda**

	Page
<b>I. AGENDA MODIFICATIONS</b>	
<b>II. CITIZENS COMMENTS RECEIVED VIA EMAIL</b> Public comments may be submitted by email to <a href="mailto:Comments@BlueprintIA.org">Comments@BlueprintIA.org</a> until 5 p.m. on July 8, 2020. All comments received will be part of the record.	
<b>III. INFORMATIONAL ITEMS/PRESENTATIONS</b>	
<ul style="list-style-type: none"><li>• CAC Chair Report – Elva Peppers</li><li>• EVLC Chair Report – Steve Evans</li><li>• Blueprint Project Updates</li><li>• Office of Economic Vitality Project Updates</li><li>• KCCI Catalyst Class Project</li></ul>	
<b>IV. CONSENT</b>	
1. Approval of the May 26, 2020 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes	<b>1</b>
2. Acceptance of the Status Update on Blueprint Intergovernmental Agency Infrastructure Projects	<b>11</b>
3. Acceptance of a Status Report on the Northeast Gateway: Welaunee Boulevard Project	<b>26</b>
4. Appointment to the Office of Economic Vitality Economic Vitality Leadership Council	<b>92</b>

5. Acceptance of the Draft Blueprint Citizens Advisory Committee (June 25, 2020) and Economic Vitality Leadership Committee (March 24, 2020 & July 1, 2020) Minutes **108**

6. Ratification of the July 9, 2020, Blueprint Intergovernmental Agency Budget Workshop **124**

**V. GENERAL BUSINESS/PRESENTATIONS**

7. Status Report and Consideration of 1309 Alabama Street Property **126**

8. Approval of Two Proposed Policies to Govern the Allocation of Funding for the Competitive Project Fund and Future Opportunity Leveraging Fund **274**

9. Acceptance of the Status Report on Local Stormwater Facilities **292**

10. Consideration of a Funding Request in the Amount of \$10 Million to Fund Repairs at the Florida A&M University's Bragg Memorial Stadium **328**

**VII. ADJOURN**

NEXT BOARD OF DIRECTORS MEETING: September 17, 2020, 5:00 PM

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.

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

July 9, 2020

**Title:** Approval of the May 26, 2020, Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop Minutes and Board of Directors Meeting Minutes.

**Category:** Consent

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Cristina Paredes, Director, Office of Economic Vitality

---

## STATEMENT OF ISSUE:

This agenda item presents the summary meeting minutes for the May 26, 2020, Blueprint Intergovernmental Agency Board of Directors (IA Board) Strategic Plan Workshop and IA Board meeting and requests the IA Board's review and approval of each set of minutes as presented.

## FISCAL IMPACT

This item has no fiscal impact.

## RECOMMENDED ACTION:

Option 1: Approve the May 26, 2020, Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop Minutes and Board of Directors Meeting Minutes.

## OPTIONS:

Option 1: Approve the May 26, 2020, Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop Minutes and Board of Directors Meeting Minutes.

Option 2: IA Board Direction.

Attachments:

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop on May 26, 2020.
2. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors Meeting on May 26, 2020.

# Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

**Date:** July 9, 2020  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors Meeting of May 26, 2020

---

## **MEMBERS PRESENT**

<b><u>COUNTY</u></b>	<b><u>CITY</u></b>
Commissioner Bryan Desloge, Chair	Commissioner Elaine Bryant, Vice-Chair
Commissioner Kristin Dozier	Mayor John Dailey
Commissioner Nick Maddox	Commissioner Curtis Richardson
Commissioner Mary Ann Lindley	Commissioner Jeremy Matlow
Commissioner Bill Proctor	Commissioner Dianne Williams-Cox
Commissioner Jimbo Jackson	
Commissioner Rick Minor	

## **I. AGENDA MODIFICATIONS**

There were no agenda modifications.

## **II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

Public comments were received by email to Comments@BlueprintIA.org through 8:00 p.m. on May 25, 2020. All comments received by that time were provided to the IA Board as part of the record.

## **III. PRESENTATIONS**

- Blueprint Project Updates

Autumn Calder provided an overview of the Blueprint projects that included an update on how advance funding by the IA Board from 2017-2019 is keeping the infrastructure project schedule moving forward. The presentation included project highlights for the Capital Circle Southwest Greenway, Debbie Lightsey Nature Park, the restroom pavilion along FAMU Way, the Skateable Art project, and upcoming virtual community engagement activities.

- Office of Economic Vitality (OEV) Project Updates

Cristina Paredes provided an overview of the OEV projects that included statewide support for CARES Act grant programs, emergency management business coordination on re-opening, business impact surveys, and private and public stakeholder communication for long-term economic resiliency through workforce training. The presentation also included a comparison of the local unemployment rate, 8.1%, with the state, 13.3%, and national, 13.4% unemployment rates and an update on OEV support to manufacturers for supply chains.

Commissioner Richardson encouraged that OEV include Lively Technical College for retraining opportunity for career advancement or reemployment.

Commissioner Minor expressed concern for the impact to the local economy if universities did not resume in-person courses in the fall. He also asked for a status update on Project Juggernaut. Cristina Paredes stated that OEV was in contact with the Project Juggernaut company, who has delayed their decision timeline until possibly December 2020.

Commissioner Dozier questioned if the budget allowed for the possibility for additional marketing given the changing dynamics and challenges to create additional opportunities for healthcare, manufacturing, etc. or increase recruitment activities with companies looking to move their operations back the United States. Cristina Paredes stated that the stakeholder meetings were discussing the changing workforce needs and collaborating with partners about retraining. Recruitment initiatives continued with Research On Investment (ROI). While magnetic technologies was the key focus, OEV expanded the partnership with ROI to include the spectrum of applied sciences fields.

#### IV. CONSENT

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

**The motion passed 12-0.**

1. Approval of the March 12, 2020 Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop and Meeting Minutes

**The Board approved Option #1: Approve the March 12, 2020 Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop Minutes and Board of Directors Meeting Minutes.**

2. Approval of the April 15, 2020 Blueprint Intergovernmental Agency Special Board of Directors Meeting Minutes

**The Board approved Option #1: Approve the April 15, 2020 Blueprint Intergovernmental Agency Special Board of Directors Meeting Minutes.**

- 3. Acceptance of the Status Update on Blueprint Intergovernmental Agency Infrastructure Projects

**The Board approved Option #1: Accept the May 2020 Status Update on Blueprint Infrastructure Projects.**

- 4. Ratification of the Workshop Item on the Office of Economic Vitality Strategic Plan and Projects

**The Board approved Option #1: Ratify the following action items as approved by the IA Board at the March 12, 2020 Workshop:**

- **Action #1: Accept the Status Report on Tallahassee-Leon County Office of Economic Vitality Strategic Plan, OEV Strategic Planning and Support Key Focus Areas. Amended to include locally owned businesses as another Key Focus Area.**
- **Action #2: Direct staff to draft a Competitive Project Fund Policy and Future Opportunity and Leveraging Fund Policy and bring back an agenda item to the IA Board for further consideration.**
- **Action #3: Accept the modifications to the composition of the EVLC and direct the EVLC to amend its Bylaws, Policies, and Procedures to reflect the modifications at its next scheduled meeting. Direct OEV to submit an agenda item to present nominees for the new appointments to the IA Board for approval.**

- 5. Approval of a Bond Reimbursement Resolution for the Blueprint Intergovernmental Agency Infrastructure Program

**The Board approved Option #1: Approve Resolution No. 2020-02, allowing Blueprint to be reimbursed from the proceeds of a planned future bond sale for the construction of various capital projects.**

- 6. Approval of the Appointments to the Tallahassee-Leon County Office of Economic Vitality Leadership Council

**The Board approved Option #1: Appoint Cissy Proctor to serve a two-year term on the Economic Vitality Leadership Council.**

- 7. Acceptance of the FY 2019 Comprehensive Annual Financial Report

**The Board approved Option #1, 2, and 3:**

- **Option 1: Accept the Fiscal Year 2019 Draft Comprehensive Annual Financial Report (Attachment #1).**
- **Option 2: Approve the transfer of \$261,135 to the Blueprint FY 2020 Operating Budget for expenses associated with the transition of IT services from Blueprint to the City of Tallahassee.**
- **Option 3: Approve the allocation of the remaining \$2,685,797 FY 2019 fund balance to the Blueprint 2000 Operating Reserve.**

8. Acceptance of a Status Report on the Operations of the Office Of Economic Vitality

**The Board approved Option #1: Accept the Status Report on the Operations of the Office of Economic Vitality.**

V. GENERAL BUSINESS

9. Election of the Blueprint Intergovernmental Board of Directors' Vice Chair

**Mayor Dailey moved, seconded by Commissioner Richardson, to elect Commissioner Jackson to Vice Chair.**

**The motion passed 12-0.**

10. Acceptance of a Status Update on the Implementation of the Greenways Masterplan and Consideration of a Project Prioritization Process

Autumn Calder provided a presentation to the IA Board on the Tallahassee-Leon County Greenways Masterplan, which includes over 150 miles of planned greenways improvements. Currently, implementation of over 70 miles of greenways projects is funded or underway through Blueprint projects and the work of other local agencies. The presentation included an overview of criteria for prioritization of the remaining 84 miles of greenways projects and proposed next steps. The presentation also addressed a recent rebranding effort for the Capital City to the Sea trail and provided the top three recommendations for alternate trail names.

Regarding the reallocation of funds from the Lake Lafayette and St. Marks Regional Linear Park project to support the LEAN Grant program, (Item #11), Commissioner Dozier stated that she anticipated the project ranking highly in prioritization and questioned if it could return to the list quickly. She acknowledged that it was difficult to project future revenues in unprecedented times. She wanted to ensure that it stayed on the list and that funds were returned to the project as soon as possible. Autumn Calder stated that unless the IA Board provided additional guidance, Blueprint staff would continue to plan and implement projects consistent with previous IA Board direction and current project prioritization, which includes the Lake Lafayette and St. Marks Regional Linear Park project as the third-highest ranked Community Engagement, Connectivity, and Quality of Life (CCQ) project.

Commissioner Richardson spoke to the value of active and passive recreation, conservation of greenspace and the equitable development across Tallahassee-Leon County.

**Commissioner Minor moved, seconded by Commissioner Bryant, to approve Option #1, #2, and #3.**

**Option 1: Accept the status update on the 32 projects included in the 2015 Tallahassee-Leon County Greenways Master Plan.**

**Option 2: Approve the proposed criteria and metrics for prioritizing greenways projects and direct staff to bring back a draft list of prioritized projects for further IA Board consideration and approval, in late 2020.**

**Option 3: Direct staff, on behalf of the IA Board, to share findings of the Leon County Division of Tourism re-branding workshops for the Capital City to the Sea Trail and request the CRTPA Board of Directors to consider implementing the recommendations contained therein.**

**The motion passed 12-0.**

11. Acceptance of a Status Report on Local Emergency Assistance for Non-profits Grant Program (LEAN)

Cristina Paredes provided a presentation to the Board on the LEAN Grant program, which included the receipt of 267 grant applications by OEV with 240 grants, awarded for \$600,000, that supported 2,458 employees.

**Commissioner Richardson moved, seconded by Commissioner Lindley to approve option 1.**

**Option 1: Accept the Status Report on Local Emergency Assistance for Non-Profits (LEAN) Grant Program.**

Commissioner Lindley expressed gratitude for the remainder of funds, stating that it may be necessary for another round of assistance for small businesses.

Commissioner Dozier questioned if the remaining \$400,000, would be held in reserve for the IA Board to review and consider appropriating it to another stimulus or grant program as needed, at the budget workshop July 9, 2020. Cristina Paredes stated that it would be the will of the IA Board. The remaining funds could be returned to Blueprint Infrastructure projects or used for additional assistance programs. Ben Pingree stated that the prudent next step by staff would be the budget analysis and review by the IA Board at the July workshop.

Commissioner Minor echoed comments from Commissioner Lindley and Commissioner Dozier and taking a long-view of the economy. He encouraged the IA Board to wait for the budget workshop in July before reallocating the remaining \$400,000 in order to prepare for a possible second round of support. Furthermore, he looked forward to innovative ideas from the business community for continued support going forward.

Commissioner Bryant questioned which organizations did not meet the criteria for LEAN and therefore did not receive grant funding. Cristina Paredes stated that the LEAN applications that did not meet the criteria either were for-profit organizations, outside of the Tallahassee-Leon County area, religious organizations without a government contract, or did not fit the service areas identified by the IA Board.

Commissioner Williams-Cox, referencing the letter from Institute for Nonprofit Innovation and Excellence, Council of Cultural Arts, and United Partners received by members of the IA Board, requested to retain the \$400,000 for nonprofit organizations and offered their suggestions for further support including increased grant awards for organizations with larger staff. She suggested that the task was not complete until the funds were exhausted, through awards to nonprofit organizations.

Commissioner Matlow expressed his support for modifying the program, based on guidance in the community partner's letter, to further support nonprofit organizations. Barring that, he supported returning the money to the Blueprint Infrastructure program.

Commissioner Richardson expressed his support for holding the money in reserve for nonprofit organizations and amended his motion. As second, Commissioner Lindley stated that she could support that if the money were held in reserve until the July 9, 2020 IA Board Budget Workshop in order to have more data and a better analysis of revenues. Furthermore, putting the funds back into Blueprint projects could stimulate the economy through the creation of construction jobs, which could be critical as well. Commissioner Richardson stated that he would amend the motion to include the \$400,000 be made available immediately, for a second round of grants to nonprofit organizations. Commissioner Lindley withdrew her second.

**Commissioner Richardson moved, seconded by Commissioner Williams-Cox to approve Option 1 and extend the LEAN Grant Program for one month to utilize the remainder of the initial \$1 million authorized and to expand the categories of non-profits eligible to apply to include those identified in the referenced tri-party letter sent to the IA Board. The award amount remained \$2,500.**

Commissioner Dozier reiterated her concern for infrastructure projects and expressed her support for continuance of support for nonprofit organizations. She thought that the categories for qualification were the issue and suggested broadening them to include service sectors that were originally excluded from the LEAN program, to make the program as general as possible.

Commissioner Minor expressed his concern for the approximately 2,000 nonprofit organizations and their employees as well as the approximately 7,000 small businesses. He felt that the best way to minimize social issues was to help people retain their employment. He noted that Blueprint infrastructure projects were economic drivers. All of the suggestions were excellent ways to spend the \$400,000 and there was significant need across Tallahassee-Leon County. However, he leaned toward waiting for the July Budget Workshop to have a better data on sales tax revenues and determine the next step forward.

Commissioner Proctor expressed his support for the motion stating that the reasons for the lower response to the LEAN Grant program were not known; therefore, it was incumbent upon the IA Board to hold the money in reserve for those other organizations.

Commissioner Bryant expressed her support for the motion and encouraged expanding and clarifying the criterion moving forward. Commissioner Richardson stated that it was appropriate for staff to develop the criterion, potentially meeting with the nonprofit representatives from the previously referenced letter, and disseminate information on the second round of LEAN Grant funding. Commissioner Williams-Cox stated, as second to the motion that the award amount should remain at the original \$2,500.00.

Commissioner Jackson stated that he anticipated revenue shortfalls from tourism and sales taxes and the possibility of university students not returning in the fall. He prefer to err on the side of caution, to wait for the data and analysis that would come at the July Budget Workshop. Furthermore, should the LEAN Grant program be continued then, rules of the game could not be changed.

Commissioner Desloge also supported holding the \$400,000 in reserve until the July Budget Workshop. Every dollar taken off the table was project dollars that would not support the commitment to construction of infrastructure projects.

Commissioner Matlow requested information regarding the format of the July 9, 2020, Budget Workshop. Ben Pingree stated that it would be similar to the efforts of the City and County with their budget workshops. It would include a staff analysis of sales tax revenues, analysis of the current fiscal year (2020) and actions taken to adjust to the anticipated shortfalls, any recommended midyear modifications, as well as and projections and modifications for fiscal year 2021. It would be the IA Board’s first opportunity to provide policy direction on the budget since COVID-19. Following the July 9 Budget Workshop, staff would continue to refine the budget consistent with IA Board direction ahead of the public hearings and final budget approval at the September 17, IA Board meeting.

Commissioner Matlow expressed his support for the motion.

**Commissioner Williams-Cox moved, seconded by Commissioner Richardson, to call the question.**

**Calling of the question failed 7-4 with Commissioners Dozier, Minor, Proctor, and Matlow dissenting; Commissioner Maddox recused himself from the vote.\***

After discussion and clarification by the IA Board attorney, Susan Dawson, the IA Board voted again with Commissioner Maddox included.

**Calling of the question passed 8-4 with Commissioners Desloge, Jackson, Lindley, and Minor dissenting.**

Ben Pingree restated Commissioner Richardson’s earlier motion.

**The motion failed 7-4 with Commissioners Desloge, Jackson, Lindley, and Minor dissenting; Commissioner Maddox recused himself from the vote.**

*The votes failed due to the weighted voting structure used by the IA Board. The five members of the Tallahassee City Commission receive a weighted vote of seven points each. The seven members from the Leon County Board of County Commissioners receive a weighted vote of five points each.*

**Commissioner Richardson moved, seconded by Commissioner Desloge to approve Option 1.**

**Option 1: Accept the Status Report on Local Emergency Assistance for Non-Profits (LEAN) Grant Program.**

**The motion passed 10-1 with Commissioner Proctor dissenting; Commissioner Maddox recused himself from the vote.**

**VI. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

Public comments were received by email to [Comments@BlueprintIA.org](mailto:Comments@BlueprintIA.org) through 8:00 p.m. on May 25, 2020. All comments received by that time were provided to the IA Board as part of the record.

**VII. ADJOURN**

The meeting adjourned at 4:56 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting is scheduled for July 9, 2020 at 3:00 p.m. with a Budget Workshop at 1:00 p.m.*

**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #2**

**July 9, 2020**

**Title:** Acceptance of the Status Update on Blueprint Infrastructure Projects

**Category:** Consent

**Intergovernmental Management Committee** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Daniel Scheer, Design and Construction Manager, Blueprint

---

**STATEMENT OF ISSUE:**

This agenda item seeks Blueprint Intergovernmental Agency Board (IA Board) acceptance of the status update on Blueprint Intergovernmental Agency (Blueprint) infrastructure projects. Attachment #1 includes a five-year project-phasing schedule that details active Blueprint 2000 and 2020 projects. Attachment #2 is a community engagement calendar for July 2020 and planned activities for August and September 2020.

**FISCAL IMPACT:**

This item does not have a fiscal impact.

**RECOMMENDED ACTION:**

Option 1: Accept the July 2020 Status Update on Blueprint Infrastructure Projects.

**SUPPLEMENTAL INFORMATION:**

**COVID-19 IMPACTS TO THE BLUEPRINT PROGRAM**

Blueprint Infrastructure leadership continues to recognizing the important role infrastructure projects play in the health of the local economy, the Blueprint Infrastructure team continues to work with our project consultants and agency partners to move active projects forward without significant impact to schedules. Blueprint is working to maintain all committed schedules and see if there are opportunities to move projects to the construction phase more rapidly through

innovative contracting methods such as Design-Build. This will provide more immediate work for Blueprint's consultants and contractors, the majority of which are local businesses and employ Tallahassee-Leon County residents.

Staff is continuing to analyze all (Blueprint 2000 and 2020) project balances against project schedules to determine when funds will be needed based on anticipated phases and associated expenses. The Greenways, NE Gateway, NE Connector Corridor, Market District, Orange/Meridian Placemaking, Capital Cascade Trail, and Airport Gateway all continue to move forward without impact.

## **PROJECTS UNDER CONSTRUCTION OR RECENTLY COMPLETED**

### *Capital Cascades Trail – Segment 3*

Pond 3D-B Regional Stormwater Facility (RSF) - The City has awarded a construction contract to Allen's Excavation for FAMU Way Phase 3, which includes the CCT Segment 3 RSF near Lake Bradford Road and the St. Marks Trailhead. Notice to Proceed for construction was issued for the FAMU Way Phase 3 elements of the project on August 19, 2019. Modeling for the RSF is being finalized for permitting. Once permitting is complete, the updated RSF plans will be provided to Allen's Excavation for a final price, and the notice to proceed for the RSF and trailhead will be given upon acceptance of the final price. The Technical Coordinating Committee (TCC) discussed the modeling results and permitting direction at their June 22 meeting and provided input on the stormwater design to obtain the necessary permit and move the project into construction.

## **PROJECTS UNDER DESIGN & RIGHT-OF-WAY ACQUISITION**

### *Greenways and Bike Routes*

At the May IA Board meeting, an update on the implementation of the Greenways Master Plan (GWMP) and proposed prioritization process for the projects that have not been initiated was presented and accepted. The Blueprint Infrastructure team will follow the accepted prioritization moving forward with the Greenway projects. Below is an update on two active greenways projects in the design phase.

- Design is underway for the Capital Circle Southwest Greenway, which includes Debbie Lightsey Nature Park, and is expected to be completed in 2021. This project will create 6.6 miles of greenways in the areas around the Capital Circle Southwest corridor and will develop a passive park around a 113-acre natural area, complete with bike and hiking trails, and birdwatching overlooks situated on the east side of Capital Circle Southwest, south of Jackson Bluff Road. Design and permitting is scheduled for completion in January 2021, and advertisement for construction will follow.
- The Lake Jackson and Lake Jackson South Greenways projects, combined into one project for implementation, are procured for design, with design expected to be finalized in early 2021. Once completed, this project will create a connection from Lake Jackson Mounds State Park to Lake Ella at Fred O. Drake Park in Midtown Tallahassee. The GWMP estimated cost for implementing these projects is \$921,000.

### *Capital City Amphitheater Weatherization*

At its February 13, 2018 meeting, the Leon County Commissioners approved a concept to reduce rainwater impacts on the Amphitheater stage. Leon County Tourism is the fiscal agent for this project. Blueprint is assisting Leon County Tourism with managing the design, construction, and inspection services for the Amphitheater canopy extension, which will mitigate the rainwater impacts. A contract for the fabrication and installation of the structural elements was executed on April 7, 2020. Construction for the canopy extension started on June 8, 2020 and is anticipated to be completed in July 2020. Construction is being coordinated with City Parks, Recreation and Neighborhood Affairs and Leon County Division of Tourism. The installation of a new house speaker system, which is included within Blueprint's amphitheater project description, will follow completion of the canopy extension.

#### *Magnolia Drive Multiuse Trail*

This project extends from South Adams Street to Apalachee Parkway; it is divided into 6 phases, with Phase 1, from S. Meridian Street to Pontiac Drive and Phase 6, between Adams Street and Monroe Street, completed in 2017. Following completion of Phase 1, the IA Board requested Blueprint evaluate opportunities to add a buffer between the trail and roadway. This redesign of the trail was approved at the December 13, 2017 meeting. At this same meeting, the IA Board directed Blueprint to evaluate opportunities to underground electric utilities along this corridor in coordination with construction of the trail project. Based on direction from the IA Board at the March 1, 2018, meeting, the design of the Magnolia Drive Trail was updated to incorporate a landscaped buffer between the trail and roadway and underground electric utilities. At that same meeting, the IA Board approved an additional \$2,476,700 to fund the redesign and underground electric utilities from Chowkeebin Nene and S. Monroe Street.

Design for two phases, Phase 1 Retrofit and Phase 4, have been completed and construction is planned for FY 2021. Phase 4, the segment from S. Monroe Street to S. Meridian Street is at 100% design for roadway improvements and conversion for electric lines, and is in permitting for the same. Phase 1, the segment from S. Meridian Street to Pontiac Drive, was previously completed in February 2017, and the IA Board approved a retrofit of this segment to add the landscaped buffer. As detailed in the July 9, 2020 Budget Workshop agenda item, a FY 2021 allocation of \$1,585,344 is proposed to address the funding shortfall for the construction of two phases (Phase I Retrofit and Phase IV) from Pontiac Drive to Monroe Street, including the cost of undergrounding utilities, while maintaining existing project balances to support future completion of the project. As the design has progressed substantially since the last comprehensive IA Board update, project costs have become more refined from initial estimates. The project team has undertaken a value engineering exercise to identify opportunities to reduce the cost for the remaining phases of the project and coordinated with City and County partners to finalize and memorialize the ancillary utility upgrade cost sharing agreement. The proposed FY 2021 allocation will provide funding consistent with current construction costs for Phase I Retrofit and Phase IV over and above the estimates provided at the time of direction at the March 1, 2018, a total cost increase of \$1,585,344. Staff still anticipates having procurement documents ready in summer 2020, for construction of Phase 4 and Phase 1 retrofit.

Regarding the remaining components of the Magnolia Drive Trail project, design work is 90% complete for Phase 2 (Pontiac Drive to Circle Drive) and Phase 3 (Circle Drive to Apalachee Parkway). Staff anticipates construction for these phases would follow the completion of Phase

4 and Phase 1. Additional funding beyond the proposed FY 2021 allocation will be required to complete this project consistent with IA Board direction to underground utilities from Chowkeebin Nene to Monroe Street.

#### *Orange/Meridian Placemaking*

The permanent portions of the Orange/Meridian Placemaking Project include enclosing the East Ditch between Meridian Street and Monroe Street, revisions to the existing Leon County Stormwater facility, and creation of a public gathering space with trails and parking on the parcel at the southwest corner of Orange Avenue and Meridian Street. Halff, Inc. is providing design services that includes stormwater modeling, public involvement, park design, box-culvert design, and all permitting necessary for the project. Staff anticipates that the design will be completed in 18 months with the advertisement for construction in mid-2021.

#### *Capital Circle Southwest (Crawfordville Road to Orange Avenue)*

State funding for right-of-way acquisition and construction is included in the current FDOT Five-Year Work Program and presented below:

##### Springhill Road to Orange Avenue

- Right-of-Way: Acquisition underway through partnership with Blueprint
- Construction: Funded in FY 2021, in the amount of \$57,600,000

##### Crawfordville Road to Springhill Road

- Right-of-Way: Funded from FY 2018 - FY 2020 in the amount of \$15,750,000
- Construction: Funded in FY 2025, in the amount of \$37,444,000

#### *Woodville Highway (Southside Gateway)*

Right-of-way acquisition is underway by FDOT and scheduled to continue through FY 2020. The Draft FY 2021 – 2025, FDOT Work Program does not identify funding for construction. The Capital Region Transportation Planning Agency Board requested FDOT coordinate with community members that have indicated concerns over the existing design.

#### *Market District Planning and Park Programming*

This project will create a new park along Maclay Boulevard and will improve pedestrian connectivity in and around the Market District. The first phase of the project, beginning this summer, will design and construct the central park space and adjacent pedestrian and safety improvements. The City of Tallahassee Underground Utilities and Public Infrastructure Department's project in the Market District includes repurposing the existing stormwater ponds where the central park will be located, and beautification and transportation improvements on Maclay Boulevard and Maclay Commerce Drive. Their project began two years ago and continues in collaboration with Blueprint. This coordination will ensure these projects are seamless in both community engagement and implementation. The City awarded a contract to DPB and Associates for design and planning services for their project, which includes park planning services. Blueprint has issued a task order to DPB for the central park planning. Staff anticipates public outreach to begin in summer 2020, to support the development of a concept plan for the park space. Blueprint will procure the remaining project elements, including pedestrian

enhancements and connectivity and greenways, separately. Construction for the Park element is anticipated for summer of 2022.

Similar to Blueprint's collaboration with industry thought leader 880 Cities for the 2018, 'Public Spaces to Great Places' Summit, the Knight Creative Communities Institute is facilitating a planning study for the Market Street area. This planning study is in partnership with the Center for Active Design (CfAD), a nonprofit organization that promotes architecture and urban planning solutions to improve public health. The study will focus on improving safety and connections between Market District businesses, as well as strategies for continuing to market the area as a destination district in Tallahassee-Leon County. The CfAD team was scheduled to meet in Tallahassee May 6-7 to lead a series of workshops and presentations, but has been delayed until fall 2020, due to COVID-19. A final report from CfAD with recommendations can be expected 3 to 6 months after facilitating the meeting.

#### *NE Connector Corridor – Bannerman Road*

The contract for planning and design services has been awarded to RS&H. The services include the update to the Leon County 2012, Bannerman Road Corridor Plan, a feasibility study of widening Bannerman Road from Tekesta Drive to Meridian Road, and design and permitting. Staff anticipates the feasibility study will be complete in summer 2020 with presentation to the IA Board in fall 2020 whereby the IA Board may consider and direct staff as to additional road widening from Tekesta to Meridian. Design and right of way acquisition are planned for completion in 2023, at which time the project will be advertised for construction pending IA Board approval for bond issuance in FY 2022, to support right of way acquisition and construction services.

#### *Cascades Trail Segment 3 Amenities*

At the February 29, 2016 meeting, the IA Board approved the Capital Cascades Trail Segment 3 Project (CCT3) Concept Plan from Pinellas St. to the CDD as well as implementation coordination with the City's FAMU Way project. The concept plan included:

- A new Segment 3D-B Regional Stormwater Facility (RSF) at the western end of the Capital Cascades Trail Segment 3
- The alignment of the multi-use trail along FAMU Way
- A trail loop with amenities around Coal Chute Pond
- A skateable public art feature alongside Coal Chute Pond

On September 12, 2016, the Board approved a project budget of \$20.5M for design, construction, and right-of-way acquisition for the pond, the multi-use trail, and the underground box culverts from Pinellas Street to the CDD along Lake Bradford Road. The following are updates on key project components.

- Coal Chute Pond: Blueprint has finalized the design and submitted for a permit for the enhanced amenities along FAMU Way, including the Coal Chute Pond area. Staff anticipates advertising for construction in the late summer 2020. The amenities in this area were refined through a public involvement process conducted in spring 2019, with

Florida A&M University, Florida State University, and surrounding neighborhoods and businesses whereby over 300 citizens submitted their amenities preferences. Additionally, in fall 2018, the 880 Cities, Public Spaces to Great Places week of activities included a citizen idea session on the Coal Chute Pond space.

- Restroom: The new restroom facility at the FAMU Way playground is in final design and construction is expected to begin in the summer 2020. The restroom includes a “green” roof, two family style restrooms, a cistern to capture rainwater, and water fountain. Attachment #5 is the concept plan of the restroom and Coal Chute Pond enhancements with amenity details.
- Skateable Art: TEAM Pain Inc. was selected by the evaluation committee as the design-build team for the Skateable Art amenity. The contract is currently in development and will be presented to the Intergovernmental Management Committee (IMC) for final approval pursuant to the Blueprint Procurement Policy. After IMC approval and upon notice to proceed, the project will take approximately 12 months to design and construct, with the grand opening anticipated for summer 2021. A robust public outreach program with the local skate community will be implemented to prepare a design for IA Board approval that best represents local culture and facilitates a superb recreational experience.
- History and Culture Trail (HCT): Following the conclusion of the RFQ procurement process, Wood + Partners, Inc. (WPI) was selected for the planning and design phase of this project. Blueprint will work with WPI and members of the History and Culture Trail Working Group to develop and refine thematic concepts, identify new opportunities along the trail, and identify locations for interpretive signage and artistic installations. At the February 28, 2019, meeting, the IA Board approved the concept of honoring Dr. Charles U. Smith through the HCT project. The project design scope will include this concept. Staff anticipate advertisement of the construction in spring 2021.
- KCCI Red Hills Rhythm: Consistent with the goal of the History and Culture Trail to provide historical and cultural amenities along Cascades Trail Segment 3, the HCT Project Budget identifies \$30,000 for funding the KCCI Red Hills Rhythm project. Within the confines of the budget, the KCCI project will enhance the Coal Chute Pond area by adding musical instruments to complement Blueprint programmed spaces at the site. Blueprint staff and the KCCI team are working with City of Tallahassee representatives on this component of the HCT.

## **PROJECTS IN PLANNING OR PRELIMINARY DESIGN**

### *Airport Gateway*

The Airport Gateway project is broken down into three phases. Phase one includes the proposed improvements to Springhill Road, the new roadway through FSU property, Stuckey Avenue, improvements at the intersection of Orange Avenue and the new roadway (Segment B) and enhancements to the communities along the corridor. Phase two includes improvements along

North Lake Bradford Road and phase three consists of enhancements to South Lake Bradford Road and improvements at the intersection of Orange Avenue and South Lake Bradford Road.

Blueprint solicited for the pre-engineering and design services for the Airport Gateway project in May 2020 with the opportunity to submit a proposal ending on July 7, 2020. Project planning is estimated to be completed in early fall 2021. Phase one design will be completed in 2022 with construction to be completed by the end of 2023. Key updates and decision points will be brought to the IA Board for direction.

In addition, staff has coordinated with the Airport Engineer for a joint use stormwater pond with the Tallahassee International Airport and FDOT that will meet Blueprint's requirements for Springhill Road improvements, as well as serve FDOT's Capital Circle widening project and potential future Airport needs. The joint use pond discussion with FDOT is being led by the Tallahassee Airport Engineer and any agreement for a joint use pond is expected to occur after FDOT and the Tallahassee International Airport finalize Capital Circle Southwest right-of-way negotiations.

#### *Northeast Gateway (Welaunee Boulevard)*

A detailed project update is provided to the IA Board in Agenda Item #3. The Project Development and Environment (PD&E) study for the Northeast Gateway began in November 2018. The tentative project schedule includes completion of the PD&E study in fall 2020 with final design and permitting completion in 2022 and construction completed by 2025. At opening year, this road will provide regional benefits on Centerville Road, Mahan Drive, Miccosukee Road, and Thomasville Road. It will also provide benefits to local roads such as Olson Road, Killarney Way, Kerry Forest Parkway, Shamrock Street, and Raymond Diehl Road. These findings were presented to the IA Board on December 12, 2019, and on January 30, 2020. At the January meeting, the IA Board significantly amended the project to extend Welaunee Boulevard to the vicinity of Roberts Road and to include the Shamrock Extension. Blueprint has updated the project schedule to reflect the IA Board direction and negotiated a Supplemental Agreement for the expanded scope of work with the project consultant, Kimley-Horn. The project team continues to coordinate with key parties based on the amended project description and plans for additional public engagement on the proposed final roadway location immediately following the July 9 IA Board meeting and throughout the fall and winter as the PD&E phase comes to a close in early 2021.

#### *Capital Cascades Trail Segment 4*

The Capital Cascades Trail (CCT) Segment 4 is the final project in the Capital Cascades Trail, as well as the final Blueprint 2000 project. Segment 4 will continue the trail and stormwater elements of the CCT south along the Central Drainage Ditch with the goal of providing significant stormwater treatment and flood control improvements south of Orange Avenue, downstream of the Saint Augustine Branch. This project will also provide greenway linkages to both commercial and residential areas and amenities and multimodal options for southside areas. Blueprint has developed the procurement documents for the professional services in consultation with the City and County stormwater teams. Advertising for planning and design services for the project will occur this summer with construction expected to begin in 2022.

### *Monroe-Adams Placemaking*

Consistent with IA Board direction provided at the April 15, 2020 meeting, this project will be initiated in FY 2021. Implementation of this project was delayed from FY 2020 to provide funding for key community assistance during the COVID-19 pandemic. The IA Board directed \$500,000 in funding from this project, which had not yet been initiated, to be reallocated to the Office of Economic Vitality to support the Local Emergency Assistance for Non-profits (LEAN) grant for Tallahassee-Leon County non-profits. As detailed in the July 9, 2020 Budget Workshop agenda item, the proposed FY 2021 allocation of \$1,500,000 will fund preliminary engineering, design services, and construction for one of the five cross-streets connecting Monroe Street and Adams Street consistent with improvements identified in the Monroe-Adams Placemaking plan. It is anticipated this project will move forward as a design-build to accelerate project implementation. Additionally, approximately \$84,000 has been committed to a leveraging opportunity with FDOT to be coordinated with its resurfacing project. Blueprint worked with the Florida Department of Transportation (FDOT), City, and CRTPA to engage in a cost-sharing opportunity to improve the pedestrian crosswalks on South Monroe consistent with the goals of this placemaking project. A Locally Funded Agreement with the FDOT for the crosswalk improvements has been fully executed. The resurfacing and enhanced sidewalks are funded for construction in FY2021 and expected to begin in the first quarter of calendar year 2021.

### *Alternative Sewer Solutions Study*

Consistent with IA Board direction at the June 13, 2017 meeting, Leon County is managing the first phase of this project: the Comprehensive Wastewater Treatment Facilities Plan (CWTFP). The consultant, Jim Stidham and Associates, is leading the CWTFP, including the public input opportunities. The first round of public meetings are planned for May 2020 regarding Tasks 1 through 3 which relate to the nitrogen reduction performance for alternative treatment systems and the factors influencing selection of treatment technology. However, they may be delayed due to the COVID-19 pandemic. The project began in November 2019 and will be completed in mid-2021, at which a draft report will be brought to the IA Board for review and direction.

## **UPDATES ON NON-PROJECT SPECIFIC ITEMS**

### *Leveraging Opportunities on the North Monroe Street Corridor*

Blueprint staff has been collaborating with FDOT on improvements to the North Monroe corridor consistent with the goals of the Blueprint 2020 North Monroe Gateway project.

The current FDOT FY 2020 – 2024 Work Program includes \$520,000 in funding for the design of a sidewalk on the west side of North Monroe from John Knox to Lakeshore Drive. As part of FDOT's requirement to spend 1.5% of construction funds on landscaping of public right-of-way, Blueprint staff proposed to FDOT to add a landscape project to the anticipated sidewalk project along US 27 from I-10 to John Knox Road. FDOT agreed that this project is worthy of consideration, however, maintenance would be the responsibility of City of Tallahassee following the vegetation establishment period. The City is supporting this effort, agreeing to maintain the landscape provided there is reimbursement from FDOT for a portion of the maintenance costs. Consistent with the goals of the Blueprint 2020 North Monroe Gateway project, the Blueprint request to FDOT includes enhanced landscaping behind the sidewalk and in the medians. In order to facilitate placing large impact landscaping (trees) in the medians along N. Monroe

Street, curbs around the medians and drainage structures will need to be funded by Blueprint before the proposed FDOT landscaping project can be realized. The cost to Blueprint is estimated to be \$400,000 and the leveraged amount from FDOT, based on the cost of vegetation and irrigation, is \$650,000. Blueprint will complete the budgetary analysis and present the final leveraging opportunity to the IA Board at a future meeting.

FDOT has also identified funding for a lighting retrofit project along N. Monroe Street, from Thomasville Road to Fred George Road. Blueprint, along with the City Electric Utilities Department, are coordinating with FDOT on the opportunity to upgrade the fixtures to a style similar to the Gaines Street light fixtures and consistent with the goals of the Blueprint 2020 Midtown Placemaking project, which extends from the Thomasville Road intersection north to Tharpe Street. Staff is currently evaluating the cost, budget impacts, and leveraging amount from FDOT and will present those findings to the IA Board at a future meeting.

### **SUMMARY OF PUBLIC ENGAGEMENT**

Calendars displaying scheduled July 2020 community engagement activities, as well as planned activities for August and September 2020, are included as Attachment #2. Some community engagement activities have canceled or postponed due to the COVID-19 limitation on public gatherings. However, staff is developing alternatives to the traditional public meeting and providing information through digital platforms.

Blueprint Project Managers and our consultant partners are working with the Blueprint Public Information Officer to develop strategies and courses of action to facilitate the continual involvement of our community citizens in the Blueprint project development process. Due to the COVID-19 pandemic, many projects continue to move to digital platforms and mail out postcard communication with feedback opportunities embedded in those communication platforms. The goal is to maintain the public involvement commitment without adversely affecting the overall project schedule.

**Action by the TCC and CAC:** This item was presented to the TCC at their June 22, 2020 meeting. This item was presented to the CAC at their June 25, 2020 meeting.

### **OPTIONS:**

- Option 1: Accept the July 2020 Status Update on Blueprint Infrastructure Projects.
- Option 2: IA Board direction.

### **RECOMMENDED ACTION:**

- Option 1: Accept the July 2020 Status Update on Blueprint Infrastructure Projects.

#### Attachments:

1. Schedule of Current Blueprint 2000 and 2020 Project Phases and Timelines
2. Blueprint Community Engagement Calendar for June 2020 to September 2020

### Schedule of Current Blueprint 2000 and 2020 Project Phases and Timelines

Program	Project	Phase	2020			2021				2022		2023		2024	
			2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1-6 Mos	7-12 Mos	1-6 Mos	7-12 Mos	1-6 Mos	7-12 Mos
Blueprint 2000	Capital Cascades Trail Segment 3 - Van Buren Street	Design													
		Construction													
	Capital Cascades Trail Segment 3D	Design													
		Construction													
	Capital Cascades Trail Segment 3 - Amenities <sup>1</sup>	Design													
		Construction													
	Capital Cascades Trail Segment 4	Planning													
		Design													
	Cascades Park Alum	Right-of-Way Acquisition													
		Construction													
Cascades Park Amphitheater Weatherization <sup>2</sup>	Design														
	Construction														
Magnolia Drive <sup>2</sup>	Design														
	Right-of-Way Acquisition														
		Construction													
Blueprint 2020	Alternative Sewer Solutions Study (Phase 1)	Comprehensive Wastewater Treatment Facilities Plan													
	Bike/Greenways Implementation Plan	Prioritization/Planning													
	Debbie Lightsey Nature Park & Capital Cir Southwest Greenway	Design													
		Right-of-Way Acquisition													
	Lake Jackson South Greenway	Construction													
		Planning/Pre-Engineering													
	Orange Avenue (FDOT Project)	Design													
		Right-of-Way Acquisition													
	Orange/Meridian Placemaking	Construction													
		PDE													
	Market District Park Element	Planning/Pre-Engineering													
		Design													
	Market District Trail Connectivity	Construction													
		Design													
	Monroe-Adams Corridor	Right-of-Way Acquisition													
		Construction													
	Lake Lafayette and St Marks Regional Park	Planning/Pre-Engineering													
		Design													
	Airport Gateway	Planning/Pre-Engineering													
		Design													
Northeast Connector - Bannerman Road	Right-of-Way Acquisition														
	Construction														
Northeast Gateway Welaunee Boulevard	PDE Re-evaluation & Feasibility Study														
	Design														
	Right-of-Way Acquisition														
	Construction														
	Roadway - PDE														
	Roadway - Design														
		Construction													

1. Amenities may include those around Coal Chute pond, Skate Feature and, History and Culture Trail. The proposed trailhead will be constructed as part of Pond 3D-B.

2. Projects being managed and administered by Leon County with Blueprint support

	Planning/Pre-Engineering
	PD&E
	Design
	Right-of-Way Acquisition
	Construction

THIS PAGE INTENTIONALLY LEFT BLANK

# June 2020

- OEV Events
- Blueprint Events
- Non-OEV/Blueprint Events

June 2020							July 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7	6	7	8	9	10	11	12
8	9	10	11	12	13	14	13	14	15	16	17	18	19
15	16	17	18	19	20	21	20	21	22	23	24	25	26
22	23	24	25	26	27	28	27	28	29	30	31		
29	30												

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jun 1	2 11:30am OEV: Innovation Park Meeting - Cristina L. 11:30am CareerSource Capital Region Manufacturing Sector	3 11:00am Tallahassee-Leon County Stakeholders Meeting (Online Event) - Kianna Brown	4	5	6	7
8 6:00pm Joint City County Bicycle Working Group Meetings (Renaissance Center, 435 N. Macomb)	9	10 11:00am Tallahassee-Leon County Stakeholders Meeting (Online Event) - Kianna Brown	11 3:00pm CRA Frenchtown/Southside Planning Meeting (Online Event) - Kianna Brown	12	13	14
15	16	17	18 8:30am Alliance of Entrepreneur Resource 11:30am Resilient Strategies for Sustainable Business	19	20	21
22 8:00am 12:00pm Preparing Construction Trades for Public/Private 1:00pm BPIA TCC Meeting (Grand	23 CCSW/DLNP Virtual Community Enqagement - Susan Emmanuel	24 11:00am Tallahassee-Leon County Stakeholders Meeting (Online Event) - Kianna Brown	25 4:30pm BPIA CAC Meeting (Grand Conference Room) - Autumn Calder	26 11:30pm 11:00am Tallahassee-Leon County Stakeholder: Business Support Program Follow-up	27	28
29 10:00am City of Tallahassee CRA Board Meeting (Online Event) - Kianna Brown	30 CCSW/DLNP Community Survey	Jul 1	2	3	4	5

# July 2020



OEV Events

Blueprint Events

Non-OEV/Blueprint Events

July 2020							August 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
6	7	1	2	3	4	5	3	4	5	6	7	1	2
13	14	8	9	10	11	12	10	11	12	13	14	8	9
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jun 29	30	Jul 1	2	3	4	5
		CCSW/DLNP Community Survey				
		11:30am EVLC Meeting (Online Event) - Kianna Brown	2:00pm Griffin Heights Neighborhood Meeting - Blueprint Community Engagement			
6	7	8	9	10	11	12
	2:00pm Chat about Virtual Public Engagement (Microsoft Teams Meeting) - Blueprint Community	11:00am Tallahassee-Leon County Stakeholder Meeting ( <a href="https://us02web.zoom.us/j/82228997558?">https://us02web.zoom.us/j/82228997558?</a> )	1:00pm BPIA Budget Workshop (City Commission) 3:00pm Blueprint IA Board of Directors Meeting (City)			
13	14	15	16	17	18	19
6:00pm Joint City County Bicycle Working Group Meetings (Renaissance Center, 435 N. Macomb)	1:00pm Wetland Conservation Grant Chat: Blueprint/Joint Venture Coordinator (Microsoft Teams Meeting) - Blueprint					
20	21	22	23	24	25	26
		11:00am Tallahassee-Leon County Stakeholder Meeting ( <a href="https://us02web.zoom.us/j/82228997558?">https://us02web.zoom.us/j/82228997558?</a> )				
27	28	29	30	31	Aug 1	2

# August 2020



- OEV Events
- Blueprint Events
- Non-OEV/Blueprint Events

August 2020							September 2020								
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su		
	3	4	5	6	7	1	2		7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20		
17	18	19	20	21	22	23	21	22	23	24	25	26	27		
24	25	26	27	28	29	30	28	29	30						
31															

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jul 27	28	29	30	31	Aug 1	2
3	4	5 11:00am Tallahassee-Leon County Stakeholder Meeting	6 10:00am Tallahassee Builders Association (TBA)	7	8	9
10 6:00pm Joint City County Bicycle Working Group Meetings	11	12 11:00am Copy: Tallahassee-Leon County Stakeholder Meeting	13	14	15	16
17	18	19 11:00am Tallahassee-Leon County Stakeholder Meeting	20	21	22	23
24	25	26	27	28	29	30
9:00am Northeast Gateway: Welaunee Blvd PD&E - Community Engagement (Online and In Person (meeting location TBD)) - Susar5:00pm						
31 1:00pm BPIA TCC Meeting (Grand Conference Room) - Autumn Calder	Sep 1	2	3	4	5	6

THIS PAGE INTENTIONALLY LEFT BLANK

**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #3**

**July 9, 2020**

**Title:** Acceptance of a Status Update on the Blueprint 2020 Northeast Gateway Project

**Category:** Consent

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Daniel Scheer, Blueprint Design and Construction Manager

---

**STATEMENT OF ISSUE:**

This agenda item requests the Blueprint Intergovernmental Agency Board of Directors (IA Board) acceptance of a status update on the Northeast Gateway: Welaunee Critical Area Plan Regional Infrastructure (NE Gateway) project, which was amended on January 30, 2020 to extend the Welaunee Boulevard improvements to Roberts Road, the project description is included as Attachment #1. The NE Gateway project is in the Project Development and Environment (PD&E) study phase, which is the phase prior to design and culminates in the approval of the preliminary roadway cross sections and roadway alignment, including right-of-way needs for the project. The PD&E phase began in late 2018 and is anticipated to conclude in early 2021. The PD&E phase includes many levels of analysis including environmental, cultural, historical, social (such as neighborhood), roadway and stormwater design analyses, and traffic modeling for future traffic and operational analyses such as speed limits and intersection treatments. These studies are ongoing as well as stakeholder meetings, virtual public engagement activities, and a survey scheduled for late summer 2020. The Draft PD&E study containing the completed analyses and recommended roadway improvements, including a summary of public feedback, will be presented to the IA Board at the December 10, 2020 meeting. Following the December IA Board meeting, a Public Hearing will be scheduled for presentation of the Draft PD&E study. The Final Draft PD&E study, including public feedback from the Public Hearing, will be presented to the IA Board for approval in early 2021. The design will commence upon completion of the PD&E and be completed in 2022 with construction beginning in late 2022.

## **FISCAL IMPACT:**

This agenda item does not have a fiscal impact.

## **RECOMMENDED ACTION:**

Option #1: Accept the status update for the Blueprint 2020 NE Gateway project.

## **SUPPLEMENTAL INFORMATION:**

The NE Gateway project was identified by the IA Board as a top priority and funded in advance of the receipt of the 2020 sales tax revenue. Since FY 2017, approximately \$5M has been allocated to the project. The first step of the project is a PD&E Study, and the first phase of the PD&E is the traffic modeling analysis, which was completed in December 2019. Based on the traffic modeling, the project description was amended on January 30, 2020 to extend the Welaunee Boulevard improvements to Roberts Road, the project description is included as Attachment #1. The PD&E Study is ongoing, and this agenda item provides a status update on the engineering studies, public involvement and project process.

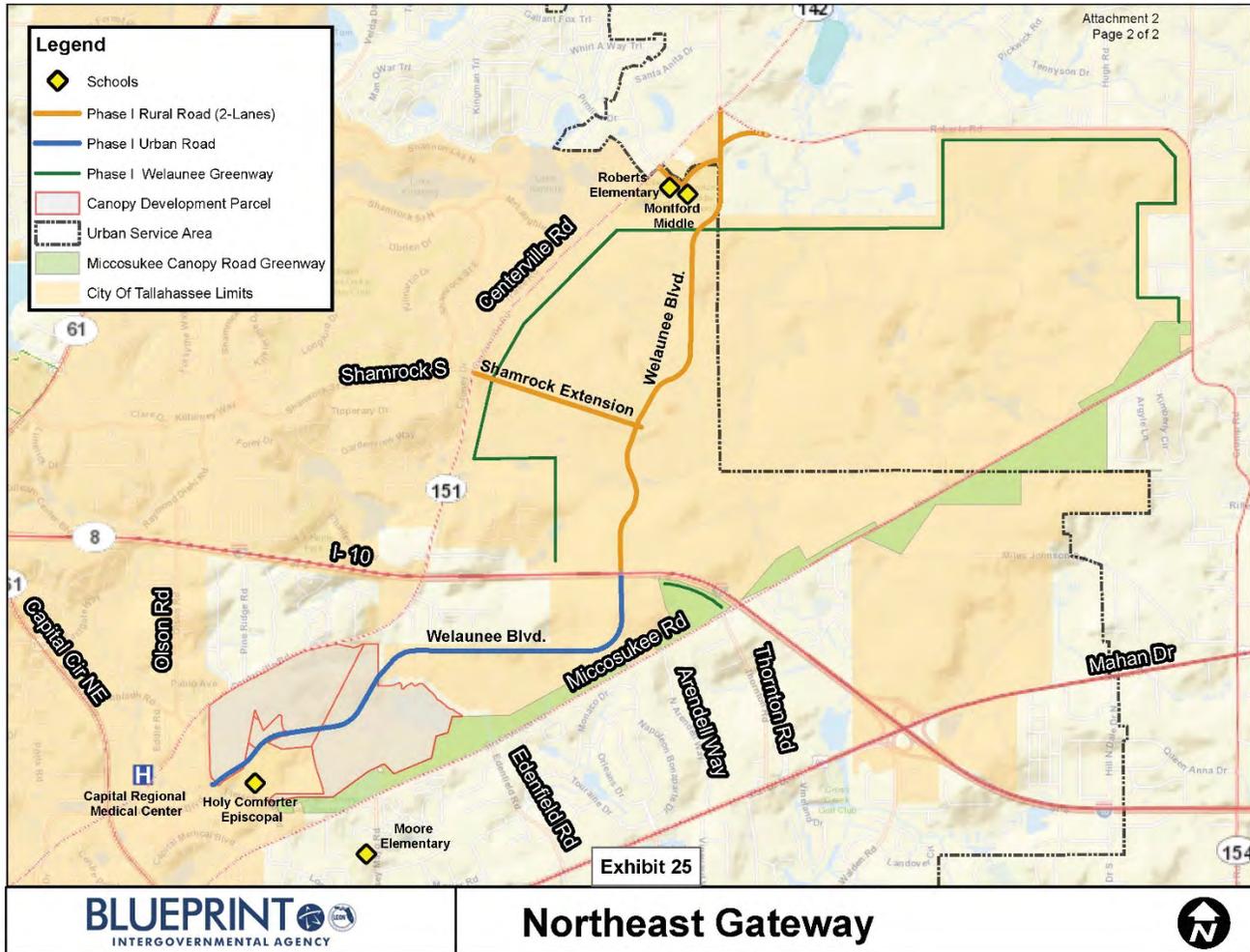
The PD&E Study began in November 2018 and includes analysis of traffic, environment, and social/economic impacts of the major transportation improvement. The PD&E is anticipated for completion in early 2021. The NE Gateway project was amended on January 30, 2020 to extend the Welaunee Boulevard improvements to Roberts Road. Since the January IA Board meeting, Blueprint has initiated the traffic operational, environmental, and social impacts studies, all critical components of the PD&E Study. The project team has also continued to conduct public outreach including coordinating with interested parties such as Buckhead neighborhood representatives and Leon County School Board staff. A public meeting was held on February 10, 2020 to discuss the results of the supplemental noise analysis, provided as Attachment #2 to this agenda item.

The project is the extension Welaunee Boulevard to Roberts Road and the Shamrock extension to Welaunee Boulevard. The stated purpose of the NE Gateway project is to:

1. Improve regional mobility and enhance connectivity for motorized and non-motorized users.
2. Reduce transportation pressures on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties.

Moreover, the project is needed to provide an alternative route for existing users of Centerville and Miccosukee Roads (two scenic roadways that are locally protected and designated as Canopy Roads), to help accommodate future growth within the Urban Services Area. This project will also alleviate congestion on existing roadway networks within northeast Tallahassee, such as US 319 (Thomasville Road) and US 90 (Mahan Drive). Ongoing and proposed development of the 7,000-acre Welaunee Critical Area Plan, which is nearly entirely located between Centerville and Miccosukee Roads, will result in increased congestion on these two Canopy Roadways, should a new transportation facility not be developed. See Attachment #1 for the NE Gateway project description and map, the map is provided in the figure on the following page as well.

Figure 1: Amended Project 25 Map



## PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) PROCESS AND STATUS

Consistent with IA Board direction at the September 2016 meeting, the PD&E Study kicked off in November 2018. The PD&E Study is a blending of engineering, environmental assessments and public involvement activities. Data collection involves researching and documenting items such as roadway characteristics, traffic data, land use designations, drainage patterns and natural physical and social environmental conditions. During the Study, the location and conceptual design of feasible build alternatives for roadway improvements and their social, economic and environmental effects are determined. The NE Gateway project continues on schedule with the planned PD&E activities using a specific PD&E process known as the State Environmental Impact Report (SEIR). This process is expected to conclude in spring 2021 following the IA Board direction to submit the PD&E report to FDOT for approval. The SEIR is a report, which when completed in spring 2021, will completely and concisely describe anticipated environmental impacts, coordination and consultation with resource agencies, public involvement, engineering analysis, permit status, commitments and resulting decisions

associated with the NE Gateway project. The SEIR report contains the following analyses, which are currently underway.

#### *Natural Environment Analysis*

The environmental efforts continue to focus on high-level, desktop analyses and coordination for the area north of I-10 as the engineering team continues refinement of the roadway and structures components and the drainage team begins their efforts. Desktop and field efforts south of I-10, within the City's Planned Unit Development (PUD) are largely complete and built upon previous efforts completed in support of the preparation of the City's PUD. Upcoming near-term efforts include the environmental team beginning the field efforts for the portions of the project north of I-10. These efforts will focus on a review of natural wildlife and habitat, looking for the presence of threatened and endangered species, as well as wetland systems. The findings of the efforts, for the areas both south and north of I-10, will be documented in the Natural Resources Evaluation (NRE).

As the PD&E study continues towards completion, a roadway noise study will be completed for the remainder of the corridor. Data collection has been completed to support this effort, with the exception of data collection at the northern limits of the project, near Roberts Road. This evaluation will consider both roadway and construction noise for receptors proximate to the proposed project corridor. The evaluation will consider existing noise conditions and future, modeled noise conditions. Should there be noise impacts identified through the analyses, considering Federal Noise Criteria, the project team will determine whether there are reasonable and feasible mitigation measures that may warrant implementation as a part of this project.

At the request of the Buckhead Homeowners Association, Blueprint commissioned an auxiliary noise study to analyze the extent of potential noise generated by a new interchange, as discussed in the previous section and included as Attachment #2. This planning level traffic noise study was initiated as an additional effort to the PD&E study. The analysis included a comparison of the magnitude of potential highway traffic noise impacts from four potential Welaunee Boulevard interchange alternatives, diamond, split cloverleaf, folded diamond east and folded diamond west along with a future no-build alternative. 28 receptors were placed in the Buckhead neighborhood. The study determined that regardless of the interchange configurations analyzed, the interchange traffic is anticipated to have little to no effect on noise levels at the receptor locations as the primary noise generator appears to be through-traffic on I-10. However, this is not the final analysis that will be conducted regarding traffic noise for a potential Welaunee Boulevard interchange. An Interchange Justification Report will need to be prepared for approval by FHWA and a PD&E study will be initiated (most likely by FDOT) to analyze the location and potential impacts from the interchange. As part of that PD&E study, an official Noise Study Report will be completed to document potential impacted noise receptors.

#### *Traffic Analysis*

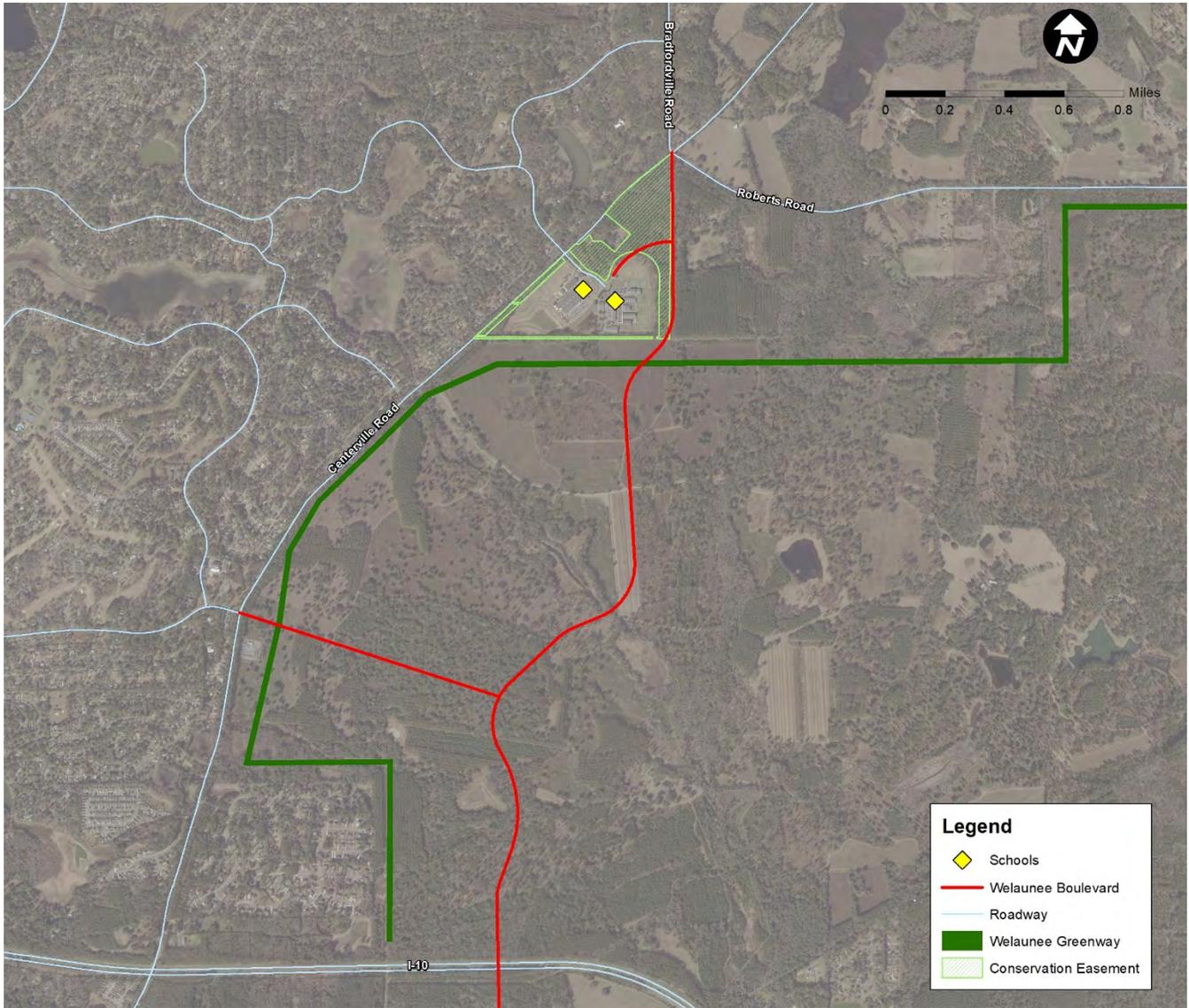
The corridor-level traffic analysis study, a critical first step in the PD&E process, was completed in December 2019. This study used the regional transportation model focusing on a very large interconnected transportation network encompassing the entire Capital Region, and with this effort focused more specifically on all the roads in the northeast quadrant of Leon County. The

traffic modeling for this PD&E Study provided the traffic projections for the following years 2025, 2035 and 2045 based on four roadway options. Those options were Welaunee Boulevard with the Roberts Road and Shamrock Street connections, Welaunee Boulevard with only the Shamrock Street connections, Welaunee Boulevard with only the Roberts connection, and the No-Build option. The analysis showed that the best balance of the future transportation needs was Welaunee Boulevard with the Roberts Road and Shamrock Street connections.

The more detailed traffic operational analyses for intersections along and adjacent to this project is now underway. Traffic operational analyses are complimentary to the corridor analyses previously completed and further assist in forming the basis for the development of roadway cross-sections and intersection design. This step includes looking at intersection locations, types, and configurations, including traffic controls. For example, intersection types such as roundabouts, four-way, or “T” configurations are evaluated against safety, traffic flow, and impacts to surrounding properties. As the analysis is completed, only options that can be configured and operated in a fashion that meets the purpose and need of the project move forward.

Consistent with the IA Board direction, to extend the improvements to Roberts Road, the traffic operations analyses include a detailed intersection evaluation of the northern terminus for Welaunee Boulevard in the vicinity of Roberts Road. To achieve the transportation benefits of the project, a configuration to achieve the safe and efficient convergence of Welaunee Boulevard, Centerville Road, Roberts Road, and Bradfordville Road is necessary. Typical intersections contain three or four road approaches; terminating Welaunee Boulevard to connect at Roberts Road would require five. While not infeasible, a five-legged intersection is not optimal. Five legged intersections are challenging for the users--vehicular, pedestrian and bicyclist--to navigate and can require a significant amount of right of way. Also, to bring Welaunee Boulevard up to the existing intersection of Centerville Road/Bradfordville/Roberts Road, a conservation easement would likely be impacted. As a result, the project team has been investigating the specific details of this northern intersection and route. Figure 2 shows the aerial with the road overlay.

Figure 2: Welaunee Boulevard Intersection with Bradfordville, Roberts, and Centerville Roads



### Challenges

A five-legged intersection at the Centerville Road, Roberts Road, Bradfordville Road, and Welaunee Boulevard convergence presents challenges. Operationally it is difficult with traditional intersection design to accommodate a five-legged intersection and provide for driver expectancy. Given the intersection is currently signalized, a future signal would need to be designed to accommodate the movements from five different legs and may require limitations of movement from an approach leg to a departure leg, as is the case with five-points in Midtown where 7<sup>th</sup>, Meridian and Thomasville all intersect, and require the signal timing to be “split phase” and movements to be restricted, which as traffic grows in the future will result in operational inefficiencies and increased levels of delay for the motorist. Split phase signal timing is where each approach navigates the intersection one at a time, no overlapping of through or

left-turn movements. In summary, signalized intersections for five-legged operations typically have elevated delay, inefficiencies, require movements to be limited, and don't meet driver expectations. A signalized intersection could be a solution to the five-legged option, while a roundabout would require realignment of approach legs, such as Bradfordville, Centerville and Roberts to come into the roundabout at the right location and at an acceptable design angle.

At this intersection, a historic African American church and cemetery reside to the north, large tract landowners to the east, a conservation easement to the south, and single-family home sites to the west. The approximate footprint of the right of way needed for the five-legged signalized intersection is approximately 5 acres and for the roundabout could be as much as 10 acres. There are also existing drainage challenges at this intersection, such as the merging of significant drainage-ways that would need to be addressed within this additional right-of-way need.

The project team is currently analyzing the route for tying Welaunee Boulevard into Roberts Road. One option is to bring Welaunee Boulevard through a conservation easement that runs between Roberts Elementary and Montford Middle School and a 96 acre residential parcel with a single family home on it. The conservation easement is a component of a 1999 Settlement Agreement. The Settlement Agreement names the Centerville Rural Community Association, Inc. (CeRCA) for the maintenance of the conservation. The City of Tallahassee and the Leon County School Board are the respondents/parties to the Settlement Agreement which resolved matters then pending before the Tallahassee – Leon County Planning Commission concerning a challenge to a planned unit development, or PUD, zoning and final site plan approval. The intent of the Settlement Agreement, in part, is to preserve the conservation easement in perpetuity as a managed natural area and open space. Understanding the 'intent' of the Settlement Agreement, there may be opportunities to negotiate with CeRCA to reach mutually agreeable terms allowing for the project to traverse through the conservation easement. However, should negotiations with CeRCA not be successful, the Settlement Agreement clearly states that the City of Tallahassee has not waived any right to acquire property located within the conservation easement for "utility and/or public transportation purposes by the exercise of its power of eminent domain". The Settlement Agreement is included as Attachment #3.

The IA Board could exercise its eminent domain powers. Such action by the IA Board would require the commencement of eminent domain proceedings in the Circuit Court that would delay the project and expose the Agency to attorney's fees and costs which the Agency would be required to pay under the eminent domain statutes. The City of Tallahassee may also expose itself to potential litigation as a party to the Settlement Agreement by taking action contrary to the Agreement while acting as the IA Board. Further, delays due to litigation concerning the conservation easement may impact the planned construction timeline and other critical project milestones such as the State Infrastructure Bank loan.

The 96 acre residential parcel adjacent to the Leon County Schools property to the east is owned by a family who resides on the property. The Blueprint project team has met with the family and updated them on the project progress throughout the winter and spring. Depending on the location, the final roadway right of way could require the family to sell at least a portion of the northwest corner of their property. In addition to the need for a portion of their property, the family has expressed concerns with noise impacts and the added risk for trespassers/poachers

to enter their property and have requested fencing and dense landscaping to discourage trespassing and minimize noise.

### Solutions

The Blueprint project team is working on innovative operational design solutions for this intersection that are in keeping with the project description and still meet the project purpose to improve regional mobility and enhance connectivity for motorized and non-motorized users as well as reduce transportation pressures on surrounding roadways resulting from development on adjacent properties. The traffic modeling will be continually updated as operational design solutions are evaluated to ensure that there is no substantial variation from the traffic modeling results that were presented at public meetings and to the IA Board on December 12, 2019. For example, any future operational design options presented to the IA Board would ensure that the vehicle trips and circulation on arterial facilities in the immediate project area, such as in Killlearn Estates, is consistent with the December 12, 2019 modeling results.

Through the PD&E process, a systematic tool used by engineers, and others responsible for evaluating options and opportunities, is a strengths, weaknesses, opportunities, and threats (SWOT) analysis. This process will be used to help determine the recommendation for the most advantageous operational option(s) that are logical and feasible to be implemented with IA Board direction throughout the project limits. A SWOT analysis is a simple way to evaluate strengths (what the option does well), weaknesses (what the option does not do so well), opportunities (what other opportunities are created due to a particular option considered), and threats (what harm could a particular option create) to help with the decision making process. It is during this process that each option will be evaluated against the project purpose and need along with other important engineering judgement decisions. It is important to note that 'weaknesses' are items that are difficult to overcome with design innovation, while 'threats' are items that can be overcome with design solutions. The overall process is used to identify these objective details so the team is aware of them moving forward and can address them, if necessary, through the design refinement process. The SWOT analysis for the NE Gateway will be included in the Draft PD&E study presented to IA Board in the December 10, 2020 meeting.

### *Drainage Analyses and Bridge Hydraulics*

The floodway and floodplain efforts are more of an engineering task associated with the pond siting and drainage work, which is just now beginning in earnest for the areas both south and north of I-10. South of I-10 these efforts will build upon and consider the stormwater facilities master plan developed in support of the City's PUD. North of I-10 the effort will begin by considering existing topography, existing floodways and drainage courses, soil characteristics, and the drainage needs associated with the corridors impervious area. This drainage work will also consider floodplain impacts and the need for compensating volumes in the project's stormwater ponds. These efforts will be summarized in the project's Pond Siting Report (PSR). The hydraulic design needs for crossing floodways are also beginning and will be the basis for designing structures to cross these floodways. The findings of these efforts are summarized in the Bridge Hydraulics Report (BHR).

### *Socio-Cultural and Historical Analyses*

The socio-cultural analyses, agency coordination, desktop analyses, and field efforts have been completed for the portion of Welaunee Boulevard south of I-10 building upon and refining previous socio-cultural analyses complete on the City's PUD. North of I-10 desktop analyses regarding the socio-cultural features have been completed to understand the published available history of the area. Field efforts will begin later this month to complete the more detailed evaluation of the project area north of I-10. Much of this area has not previously been surveyed or documented and the project team will be reviewing and documenting the findings. These reviews look for historical and prehistoric artifacts, as well as human remains and grave sites that may be part of a cemetery or burial site. In addition to these reviews and field efforts, coordination with other local archaeologist has been ongoing in an effort to share information regarding known and anticipated social and cultural features in the area. The findings of these efforts will be summarized in the Cultural Resources Assessment Report (CRAS).

### *PD&E Status Summary*

As described above, the PD&E phase includes many levels of analysis including environmental, cultural, historical, social (such as neighborhood), roadway and stormwater design analyses, and traffic modeling for future traffic and operational analyses such as speed limits and intersection treatments. As challenges arise, engineering solutions are continuously developed and analyzed by the project team. The SWOT analysis is a tool that helps guide the process for a recommendation of the most advantageous operational option(s) that are logical and feasible to be implemented with IA Board direction. The SWOT analysis and the other technical analyses noted above for the NE Gateway will be included in the Draft PD&E study presented to IA Board in the December 10, 2020 meeting.

### **WELAUNEE BOULEVARD WITHIN THE CANOPY DEVELOPMENT DISTRICT**

The segment of the Blueprint NE Gateway project from Fleishman Road to the beginning of the City of Tallahassee PUD is within the Canopy Community Development District (CDD). An Interlocal Agreement between the City of Tallahassee (City), Blueprint and the CDD (Interlocal) is in place to provide for construction of Welaunee Boulevard with reimbursement from the City and then Blueprint to the City, as described further below. At the May 29, 2020 meeting of the CDD, the CDD Board issued contingent approval for the award of the construction of Welaunee Boulevard from Education Way to Dempsey Mayo Road to Sandco Inc. (this segment is also referred to as Segment 3A). The bid amount was \$4,782,201.50 and includes \$155,732 for the turn lanes into Holy Comforter School and \$390,650 for utility construction. Sandco identified within their bid MWBE subcontractors participation of approximately 14% minority and 11% female. This exceeds the stipulated 14% minority and 9% female. The schedule provided by Sandco as part of their bid has a start date of June 15, 2020 and completion occurring November 25, 2020. Per the CDD, all permits are in place for the project.

As part of the Interlocal, the City will reimburse the CDD the cost of construction for this portion of the roadway not to exceed \$3,090,620.65 including the turn lanes but excluding utilities. The bid less the utilities is \$4,391,551.50, or \$1,300,930.85 above the maximum reimbursement amount. Reimbursement by the City is to occur upon completion of construction. Blueprint is to

repay the City up to the \$3,090,620.65 based on a schedule included in the Interlocal. The schedule proposed reimbursement of \$587,708 in FY2020, \$887, 708 in FY 2021 and the balance in FY2022. There are additional phases of Welaunee included in the Interlocal that are not part of this bid and will require a future bid.

## **PUBLIC ENGAGEMENT ACTIVITY**

The Blueprint project implementation process includes consistent and extensive public engagement. The public engagement for the NE Gateway project began with a kickoff meeting on March 11, 2019 where more than 250 community members attended. Since that initial public outreach, efforts have continued with events at over 15 local community gatherings or public meetings, over 20 stakeholder meetings, and one door to door along Pemberton Road. The project team has received more than 250 comments to date.

The Buckhead Homeowners Association (Buckhead HOA), located north of I-10 at Centerville Road, proposed a, "Proposed Alternative Alignment Study for NE Gateway: Welaunee Blvd Project Development and Environment Study" for Blueprint consideration. The project team thoroughly reviewed the proposal and provided a response. The Buckhead HOA provided a follow-up response. The proposal and both responses are included as Attachment #4. In summary, the Buckhead HOA proposal includes a roadway alignment shift to the east, primarily in the area north of the I-10 crossing. This shift creates constructability issues (construction in a steep grade requiring significant structural walls and large amounts of fill), increased aesthetic (walls and fill would "scar" the natural landscape) and environmental impacts (greater impacts to the natural drainage flow-way and land disturbance due to impacts to slope), and an overall roadway length increase to the project. Together these impacts are estimated to increase the project cost by over \$3 million. After the detailed review, the project team found that the proposal presents challenges that could be avoided with a less impactful alignment. However, the coordination continues with the Buckhead HOA to analyze the proposed alignment.

In addition, and at their request, Blueprint commissioned a noise study to analyze the extent of potential noise generated by a new interchange, as discussed in the previous section and included as Attachment #2. The study determined that regardless of the interchange configurations analyzed, the interchange traffic is anticipated to have little to no effect on noise levels at the receptor locations in Buckhead as the primary noise generator appears to be through-traffic on I-10.

While the project team maintains an "open door" for all citizen questions at any time during the project, the project team is planning to hold a week of virtual public engagement activities in late summer 2020 to check-in with interested citizens before the analyses for the draft PD&E study is completed. Activities include a podcast, live chats with the project team during morning, midday and evening windows and a presentation of the information contained in this and previous agenda items. Also during this week, a public input survey will be launched for future Welaunee Boulevard users to gain a broader understanding of concerns and also to gain their preferences on design elements.

The summary of the public outreach will be provided to the IA Board with the technical SWOT in the December 10, 2020 IA Board meeting. The public outreach provides the opportunity to go

beyond the analytical data and bring forward information from citizens such as where they see existing transportation issues and if they have concerns about future issues. Gathering this information during the technical analysis period provides the opportunity to build upon the technical recommendations and provide for IA Board consideration project options that better reflect the surrounding community.

Following the December 10, 2020 IA Board meeting when the IA Board will receive and provide direction of the draft PD&E Study, a Public Hearing will be held to gain public comments on the draft PD&E Study. Subsequent to the public hearing, the IA Board will review the final draft of the PD&E Study and all public comments received at the hearing.

### **RELATIONSHIP BETWEEN BLUEPRINT NE GATEWAY PROJECT AND PROPOSED COMPREHENSIVE PLAN AMENDMENT**

The City of Tallahassee and Leon County are considering an amendment to the Comprehensive Plan to update the Welaunee Critical Area Plan to include the development plan for the Welaunee Arch. A link to the materials from the May 26, 2020 Joint City/County Transmittal Hearings on 2020 Cycle Comprehensive Plan Amendments is included in the Attachment list at the end of this item. This amendment would also extend the Urban Services Area (USA) to include parcels that are within the City Limits, but currently outside the Urban Services Area at the location of the Welaunee Arch. These planning efforts assume the dedication of land from the Welaunee Arch for the Northeast Gateway project, which includes Welaunee Boulevard, the proposed I-10 interchange, and the extension of the Miccosukee Greenway.

The City of Tallahassee and Powerhouse, Inc. entered into an Urban Services Development Agreement on April 15, 1990, which was subsequently amended three times. Most recently, on April 8, 2020, the City of Tallahassee Commission approved the 2nd Amendment to the Amended and Restated Urban Services Development Agreement. The 2nd Amendment of the Agreement, as approved by the City Commission on April 8, provides for the following as specifically related to the Northeast Gateway project:

- The Owners agree to reserve land within the Arch for future dedication of right-of-way necessary for the construction of Welaunee Boulevard North from I-10 to the northern boundary of Owners property.
- The Owners renew their obligations to dedicate land for an I-10 interchange with Welaunee Boulevard and extend the time for the dedication.
- The parties agree that the Owners shall not be required to dedicate land for any right-of-way prior to adopting a long-term land use plan for their property.
- The parties recognize that the Owners are entitled to concurrency, impact fee or other form of transportation exaction credit for any dedication of land for right-of-way for the Northeast Gateway Phase I (Welaunee Boulevard) project and for the I-10 interchange.
- The parties acknowledge that the term of the Agreement shall expire twenty-five years from the date of execution of this Second Amendment.
- The parties acknowledge that the City has initiated an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan concerning land uses within the Welaunee property and a proposed extension of the boundaries of the Urban Services Area.

- The parties therefore acknowledge that upon transmittal of the proposed amendment to the Department of Economic Opportunity and consideration of the amendment at a future adoption hearing, the City will have satisfied its obligations as provided in paragraph 20 of the Agreement, as amended.
- Nothing in the Amendment is intended to preclude the City from the exercise of its proper police powers and exercise of independent judgment on planning decisions in its exclusive role to protect the public health, safety or welfare.
- Approval of Comprehensive Plan amendments concerning the Welaunee property are a condition of the agreement which triggers the owners' duty to donate the right-of-way.
- If the Comprehensive Plan amendments are not approved (or amendments concerning the property are not approved at a future date), the owners are not obligated to donate the right-of-way.
- The Agreement does not preclude the City from exercising independent judgement on planning decisions, and thus does not mandate a vote of support by the City on the amendments.

As presented in the December 12, 2019 meeting, the estimated project cost for the remaining elements of the NE Gateway project is \$42,000,000. This cost estimate includes the dedication of the right of way north and south of I-10. The estimated value of the right of way planned for dedication north of I-10 is \$2,000,000 to \$2,500,000 based on the existing agricultural zoning and does not contemplate value based on planned densities and intensities for the property. This land includes ROW for Welaunee Boulevard, the Shamrock Road Extension, and the area for the interchange.

The terms 'donate', 'assign', 'dedicate', and 'preserve' have been used to describe the agreement with Powerhouse Inc. for the right of way needed to fulfill the Blueprint NE Gateway project. The Blueprint project team researched the term used in the binding documents, 1990 Urban Services Agreement with Powerhouse, 2006 Amended and Restated Urban Services-Development Agreement with Powerhouse, and the 2016 First Amended to Restated Urban Services-Development Agreement with Powerhouse to clarify the legal term used in these binding agreements; and that term used in the binding documents is, "DEDICATE". Black's Law Dictionary (11th ed. 2019), defines dedication as:

"The donation of land or creation of an easement for public use. — dedicate"

Therefore, the Powerhouse Inc. is 'donating' land via a "dedication" the necessary right-of-way for the northern section of the NE Gateway project.

## **NEXT STEPS**

Even with the current COVID pandemic, the NE Gateway project continues on schedule with the planned PD&E activities using a specific PD&E process known as the State Environmental Impact Report (SEIR). This process is expected to conclude in spring 2021 following the IA Board direction to submit the PD&E report to FDOT for approval. The design team intends to proceed with completing the PD&E efforts by evaluating intersection options for IA Board consideration in the vicinity of Roberts Road. An update on the draft PD&E study will be

presented to the IA Board at the December 10, 2020 meeting. The December information will include the SWOT analysis for the solutions to the operational intersection challenges, the draft environmental and cultural technical analyses and the public engagement summary. If COVID restrictions are no longer in place, an in person Public Hearing will follow to discuss the results of the PD&E study with the community in the winter of 2021 at a community gathering space. If Leon County is under enhanced social distancing recommendations at the time of the scheduled Public Hearing, Blueprint will be prepared to deliver the Public Hearing via a virtual method following all applicable state and local requirements. Blueprint will then present the final PD&E results, inclusive of public comments, and the final roadway alignment and operational solutions to the IA Board in spring 2021.

Design and permitting is anticipated to start in the summer of 2021 and is expected to be completed in 2022, followed by construction in 2023. The funding strategy for the project is to use sales tax revenues for the PD&E, design, and permitting and apply for a State Infrastructure Bank Loan (SIB Loan) for construction. Staff will continue to coordinate with the Canopy Development District (CDD) on construction of the portion of Welaunee Boulevard within the CDD and with the City of Tallahassee through the Planned Unit Development.

## CONCLUSION

In conclusion, this agenda item requests the Blueprint IA Board approve the project status report on the Blueprint 2020 NE Gateway project. Upon acceptance, the project team will continue engineering analyses and the public engagement activities to prepare the Draft PD&E Study for IA Board consideration and direction on December 10, 2020.

**Action by the TCC and CAC:** This item was presented to the TCC at their June 22, 2020 meeting, and to the CAC at their June 25, 2020 meeting and both recommended acceptance of the status update.

## OPTIONS:

Option 1: Accept the status update for the Blueprint 2020 Northeast Gateway project.

Option 2: Do not approve the status update for Blueprint 2020 Northeast Gateway project.

Option 3: IA Board direction.

## RECOMMENDED ACTION:

Option #1: Accept the status update for the Blueprint 2020 Northeast Gateway project.

### Attachments:

1. Amended description of Project 25 and 29 and Figures (Amended Northeast Gateway)
2. Welaunee Boulevard Auxiliary Noise Study Technical Memorandum
3. July 1999 Settlement Agreement between the Petitioners, Leon County School Board, and City of Tallahassee
4. Buckhead HOA PD&E Alternative Proposal and Responses
5. [LINK May 26, 2020 Joint City/County Transmittal Hearings on 2020 Cycle Comprehensive Plan Amendments](#)

THIS PAGE INTENTIONALLY LEFT BLANK

**Project 25, Northeast Gateway: Welaunee Critical Area Plan Regional Infrastructure:** Phase I: Funding to develop Welaunee Boulevard north from Fleischman Road to Roberts Road ~~Shamrock~~, and with a two-lane Shamrock ~~Way~~ Street extension from Centerville Road to Welaunee Boulevard ~~north~~ north (includes ROW, construction, stormwater for roadway improvements). Project shall be conditioned upon: (i) reimbursement by developer(s) to Blueprint for any developer(s) required transportation improvements (reasonable repayment timelines would be established); (ii) Any cost (inclusive of right of way) related to the greenway may be used as a direct offset to any developer(s) required transportation improvement costs; (iii) that portion of the project involving land owned by the City of Tallahassee will only require reimbursement if sold and developed privately; ~~and~~ (iv) anticipated developer(s) reimbursements are to be recognized as potential future resources for Blueprint, and (v) that the Shamrock Street extension open simultaneously, or after, the Welaunee Boulevard connection at Roberts Road. (Exhibit 25, as Amended)

**Legend**

-  Schools
-  Phase I Rural Road (2-Lanes)
-  Phase I Urban Road
-  Phase I Welaunee Greenway
-  Canopy Development Parcel
-  Urban Service Area
-  Miccosukee Canopy Road Greenway
-  City Of Tallahassee Limits

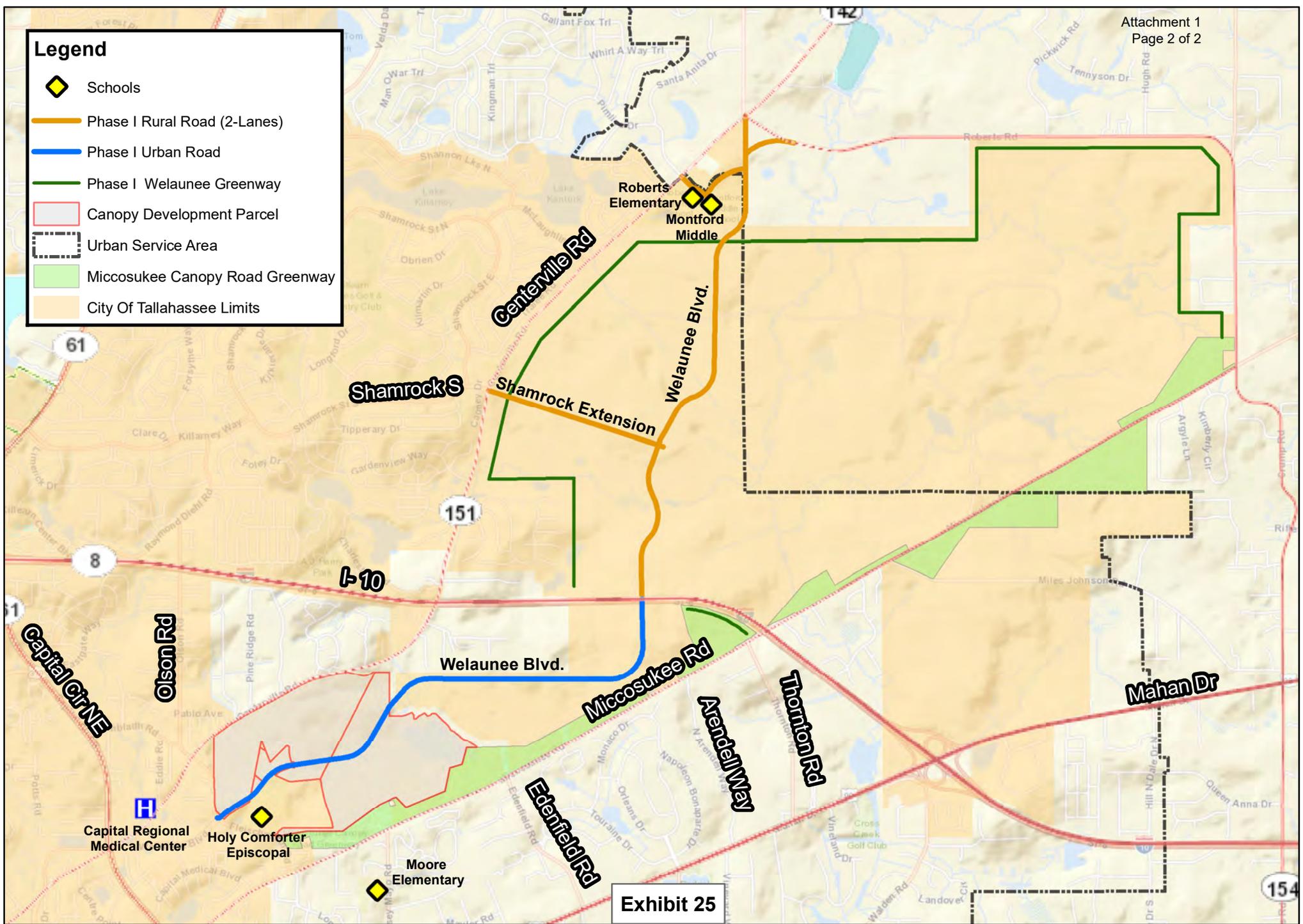


Exhibit 25



# **Welaunee Boulevard Alternative Noise Study Technical Memorandum**

Northeast Gateway: Welaunee Boulevard  
Auxiliary Traffic Noise Analysis

February 2020

# Table of contents

<b>Chapter</b>	<b>Pages</b>
<b>1. Introduction</b>	<b>1</b>
<b>2. Methodology</b>	<b>6</b>
<b>3. Traffic Data</b>	<b>7</b>
<b>4. Traffic Noise Analysis</b>	<b>8</b>
<b>5. Measured Noise Levels</b>	<b>11</b>
<b>6. Predicted Noise Levels</b>	<b>14</b>
<b>7. Conclusions</b>	<b>17</b>
<b>8. Public Coordination</b>	<b>17</b>
<b>9. Into the Future</b>	<b>18</b>
<b>10. References</b>	<b>18</b>
<b>Appendix A – Public Comments</b>	<b>19</b>
<b>Tables</b>	
Table 1 - Typical Noise Levels	6
Table 2 - Traffic Data Percentages by Roadway	7
Table 3 - LOS C Peak Hour Directional Traffic Volume by Roadway	7
Table 4 - Speed Limit by Roadway	7
Table 5 - FHWA Noise Abatement Criteria	8
Table 6 - Ambient Noise Monitoring	12
Table 7 - Predicted Noise Levels	15
<b>Figures</b>	
Figure 1 - Diamond Interchange Concept	2
Figure 2 - Split Cloverleaf Interchange Concept	3
Figure 3 - Folded Diamond East Interchange Concept	4
Figure 4 - Folded Diamond West Interchange Concept	5
Figure 5 - Noise Sensitive Sites Map	10
Figure 6 - Noise Monitoring Sites Map	13

# 1. Introduction

Blueprint Intergovernmental Agency is conducting a Project Development and Environment (PD&E) study for the Northeast Gateway, Phase 1, Welaunee Boulevard project from Fleischmann Road to Centerville Road at Shamrock Street, among other study routes. A simple overpass for Welaunee Boulevard over Interstate 10 (I-10) is being considered as part of the PD&E study; however, a future interchange is proposed by the Capital Region Transportation Planning Agency in its *Connections 2040 Regional Mobility Plan*<sup>1</sup>.

Due to public comments from residents in the area, this planning level traffic noise study was initiated as an additional effort to the PD&E study. This technical memorandum provides a comparison of the magnitude of potential highway traffic noise impacts from potential Welaunee Boulevard interchange alternatives. It is not intended to analyze abatement for potentially impacted receptors.

Noise sensitive land uses are any properties where there is frequent human use that might be impacted by traffic noise levels that approach, meet, or exceed the Noise Abatement Criteria (NAC) as established by the Federal Highway Administration (FHWA) for various land use categories. Typical noise sensitive land uses include residences, schools, churches, commercial properties with outdoor areas of use, and recreational areas.

There were four interchange alternatives (diamond, split cloverleaf, folded diamond east and folded diamond west) along with a future no-build alternative which were analyzed and documented in this technical memorandum and are shown below in **Figures 1 through 4**. These four alternatives were chosen for analysis since they are the most common interchanges and one of these would likely be chosen if an interchange was to be constructed at Welaunee Boulevard and I-10.

Figure 1 - Diamond Interchange Concept

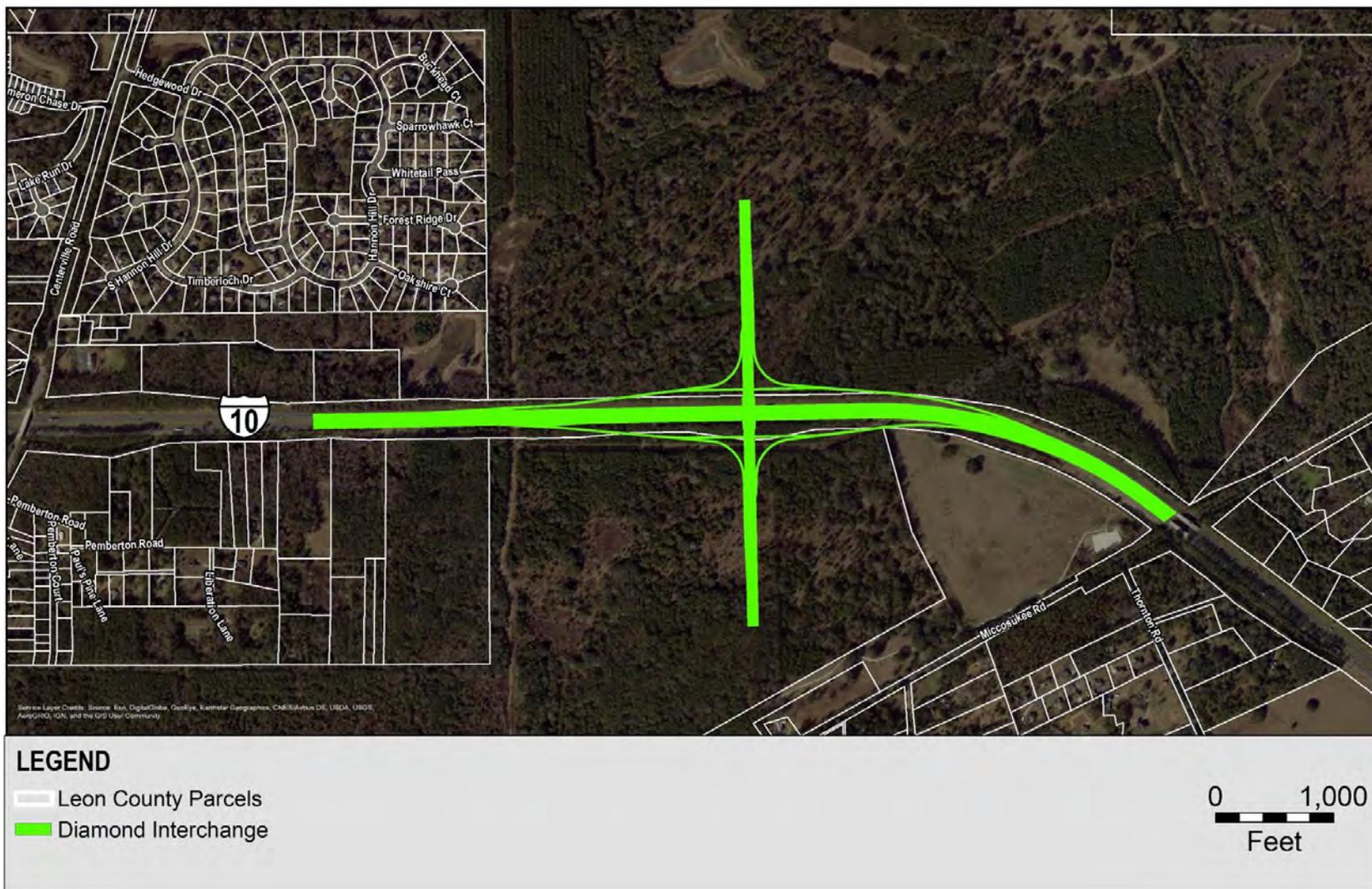


Figure 2 - Split Cloverleaf Interchange Concept

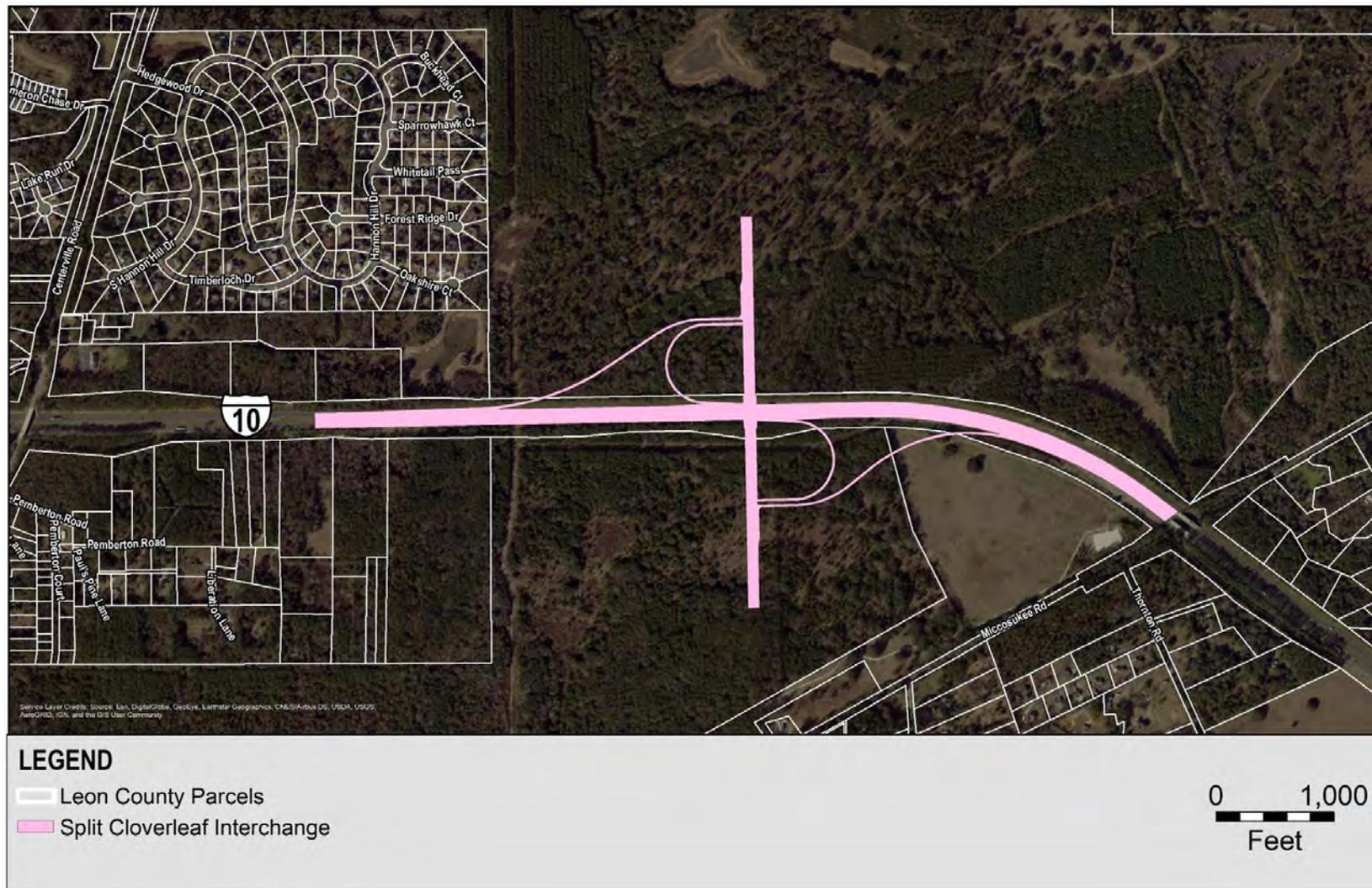
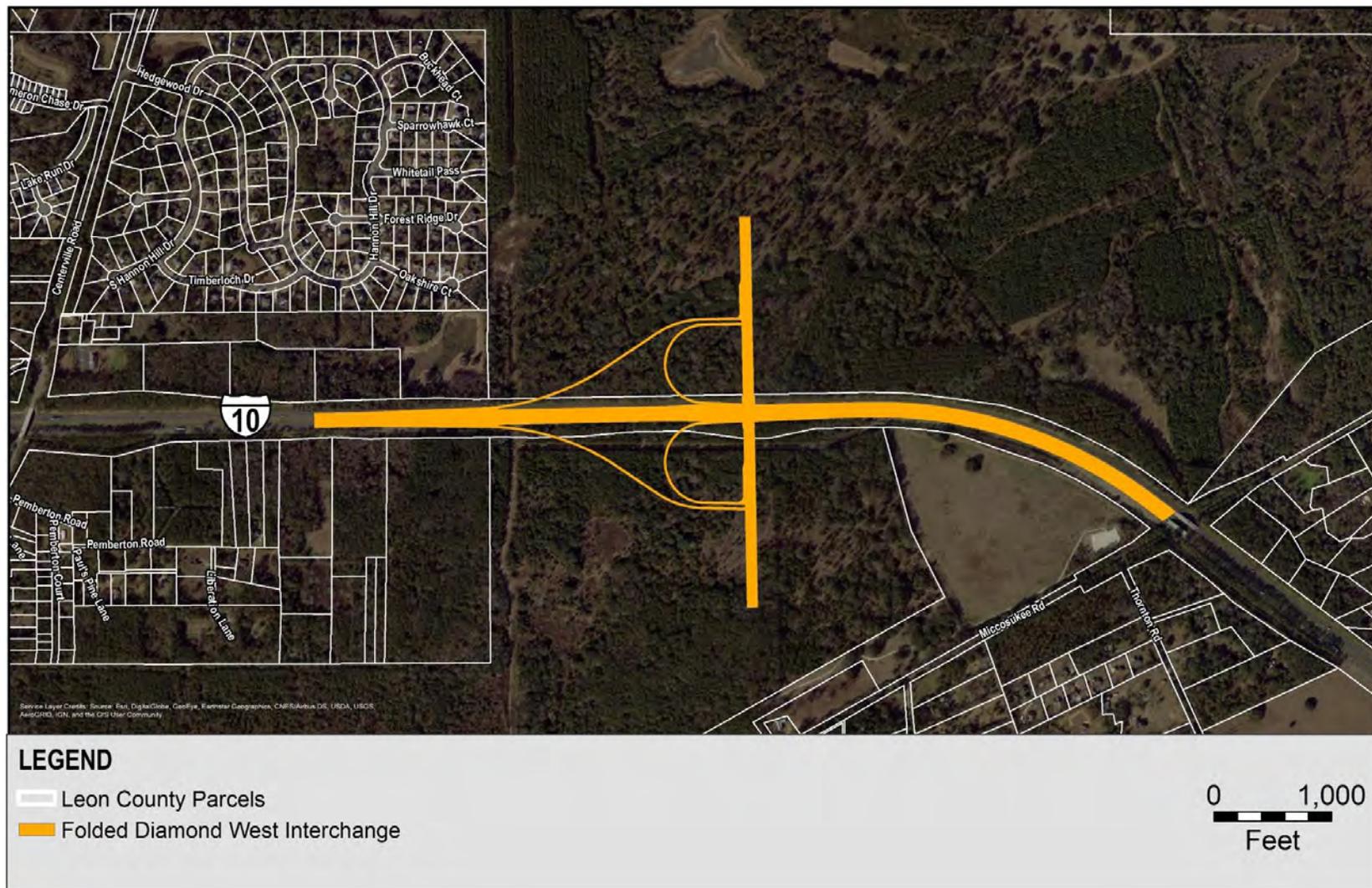


Figure 3 - Folded Diamond East Interchange Concept



Figure 4 - Folded Diamond West Interchange Concept



## 2. Methodology

This technical memorandum was prepared using methodology established by the Florida Department of Transportation (FDOT) in the *Project Development and Environment (PD&E) Manual, Part 2, Chapter 18* (Effective January 14, 2019)<sup>2</sup>. Build noise levels were predicted using the FHWA Traffic Noise Model (TNM), version 2.5. All measured and predicted noise levels are expressed in decibels (dB) using the A weighting scale (dBA). Examples of common noise levels are listed in **Table 1**. This scale most closely approximates the response characteristics of the human ear to traffic noise. All noise levels are reported as hourly equivalent noise levels Leq (h), which can be compared directly to criteria levels established by FHWA. The Leq (h) is defined as the equivalent steady-state sound level that, in a given hourly period, contains the same acoustic energy as the time-varying sound for the same hourly period.

**Table 1 - Typical Noise Levels**

COMMON OUTDOOR ACTIVITIES	NOISE LEVEL dB(A)	COMMON INDOOR ACTIVITIES
Jet Fly-over at 1000 ft	---110---	Rock Band
Gas Lawn Mower at 3 ft	---100---	
Diesel Truck at 50 ft, at 50 mph	---90---	
Noise Urban Area (Daytime)	---80---	Food Blender at 3 ft
Gas Lawn Mower at 100 ft	---70---	Garbage Disposal at 3 ft
Commercial Area	---60---	Vacuum Cleaner at 10 ft
Heavy Traffic at 300 ft	---60---	Normal Speech at 3 ft
Quiet Urban Daytime	---50---	Large Business Office
Quiet Urban Nighttime	---40---	Dishwasher Next Room
Quiet Suburban Nighttime	---30---	Theatre, Large Conference Room (Background)
Quiet Rural Nighttime	---20---	Library
	---10---	Bedroom at Night, Concert Hall (Background)
Lowest Threshold of Human Hearing	---0---	Lowest Threshold of Human Hearing

Source: California Department of Transportation Technical Noise Supplement, October 1998, Page 18.

### 3. Traffic Data

As part of the traffic noise analysis process, project-specific traffic data was entered in the TNM models to predict future noise levels. This section of the report provides the specific traffic information that was utilized during the analysis.

Traffic noise is heavily dependent on traffic speed, with the amount of noise generated by traffic increasing as the vehicle speed increases. To simulate “worst-case” conditions, Level of Service (LOS) C peak hour directional traffic volumes were modelled for this noise analysis. Traffic data, LOS C traffic volumes, and speed limits used in the analysis are shown in **Tables 2 through 4**.

**Table 2 - Traffic Data Percentages by Roadway**

Roadway	Medium Trucks	Heavy Trucks	Buses	Motorcycles
Centerville Road	2.53%	0.67%	0.56%	0.14%
Welaunee Boulevard	3.02%	0.28%	0.48%	0.23%
I-10	3.00%	9.60%	0.19%	0.15%
I-10/Welaunee Boulevard Ramps	3.00%	9.60%	0.19%	0.15%

**Table 3 - LOS C Peak Hour Directional Traffic Volume by Roadway**

Roadway	LOS C Traffic
Centerville Road	1,510
Welaunee Boulevard	3,420
I-10	5,540
I-10/Welaunee Boulevard Ramps	554

**Table 4 - Speed Limit by Roadway**

Roadway	Speed Limit (mph)
Centerville Road	45
Welaunee Boulevard	50
I-10	70
I-10/Welaunee Boulevard Interchange Ramps	50

## 4. Traffic Noise Analysis

Noise sensitive sites can be any property where frequent human use occurs. Thirty-six (36) noise sensitive sites were identified for further analysis as part of this study, all of which are residences, and are shown in **Figure 5**.

The FHWA has established noise levels at which noise abatement must be considered for various categories of noise sensitive sites. These noise levels are referred to as the Noise Abatement Criteria (NAC). As shown in **Table 5**, the NAC varies according to the activity category.

**Table 5 - FHWA Noise Abatement Criteria**

Activity Category	Leq (h)	Description of Land Use Activity Category
<b>A</b>	57 (Exterior)	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
<b>B</b>	67 (Exterior)	Residential
<b>C</b>	67 (Exterior)	Active sports areas, amphitheatres, auditoriums, campgrounds, cemeteries, day care centers, hospitals, libraries, medical facilities, parks, picnic areas, places of worship, playgrounds, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, Section 4(f) sites, schools, television studios, trails, and trail crossings.
<b>D</b>	52 (Interior)	Auditoriums, day care centers, hospitals, libraries, medical facilities, places of worship, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, schools, and television studios.
<b>E</b>	72 (Exterior)	Hotels, motels, offices, restaurants/bars, and other developed lands, properties or activities not included in A-D or F.
<b>F</b>	--	Agriculture, airports, bus yards, emergency services, industrial, logging, maintenance facilities, manufacturing, mining, rail yards, retail facilities, shipyards, utilities (water resources, water treatment, electrical), and warehousing.
<b>G</b>	--	Undeveloped lands that are not permitted.

Source: 23 CFR Part 772, Procedures for Abatement of Highway Traffic Noise and Construction Noise, FHWA, 2011.

Noise abatement measures are considered when predicted traffic noise levels for Design Year build alternatives (year 2049 for this project) approach or exceed the NAC. FDOT defines “approach” as within 1 dBA of the FHWA criteria.

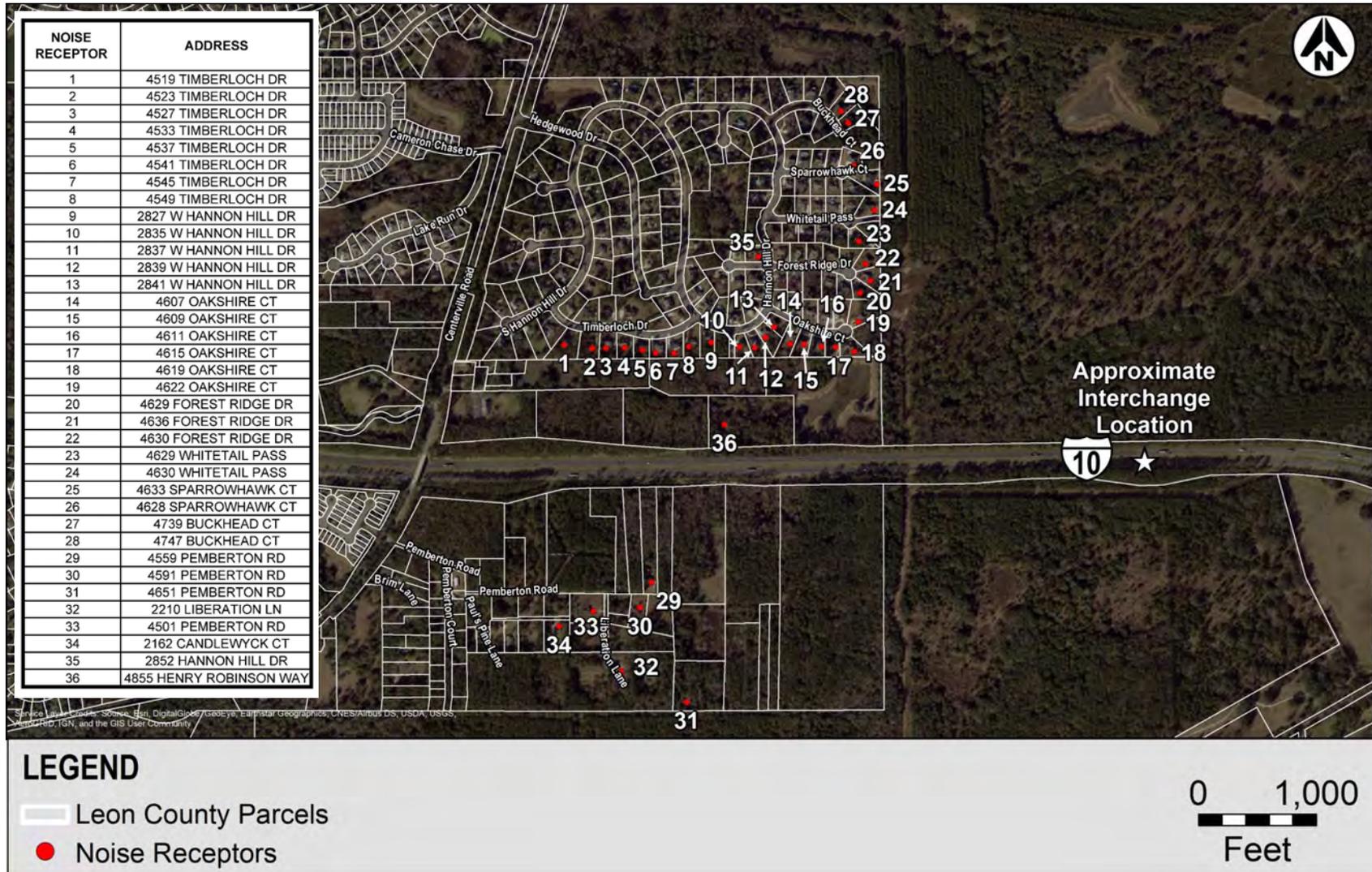
Another criterion that triggers the consideration of noise abatement measures is if a substantial increase is predicted for a noise sensitive site. The FDOT defines a “substantial increase” as an increase of 15 or more dBA above the existing noise level as a direct result of the transportation improvement project in question. While noise abatement will not be considered in this planning level analysis, the NAC thresholds will be used for comparison of the results.

Receptor points representing the noise sensitive sites were developed in accordance with the FDOT *PD&E Manual* as follows:

- Residential receiver sites were placed at the edges of buildings closest to the major traffic noise source.
- Ground floor receiver sites were assumed to be five (5) feet above the ground elevation.

Elevations of the variables (roadways, receptors, etc.) were extracted from Google Earth and cross referenced with the City of Tallahassee’s LIDAR map for accuracy.

Figure 5 - Noise Sensitive Sites Map



## 5. Measured Noise Levels

Noise monitoring was performed on August 3, 2019 to establish existing noise levels. The noise monitoring followed procedures documented in FHWA's *Measurement of Highway-Related Noise* (May 1996)<sup>3</sup>. Noise measurements were obtained using a Larson Davis 820SLM noise monitor. The monitor was calibrated at 114.0 dB and was checked prior to each monitoring trial by a Larson Davis CAL200 calibrator. All monitoring events were ten (10) minutes in duration consistent with the FDOT *PD&E Manual*.

Site selection for the noise monitoring was dependent on the location of noise sensitive sites. Ambient noise levels for the project area were established by monitoring at eight sites. The major source of ambient noise in the project area is residential noise such as landscaping maintenance activities. The measurements from the Ambient Noise Monitoring are shown in **Table 6** and the site locations are shown on **Figure 6**. The three (3) field measured levels for each monitoring site were averaged to obtain existing noise levels for the noise sensitive sites.

**Table 6 - Ambient Noise Monitoring**

Location	Trial #	Date / Time	Field Measured Level (dBA)	Average Measured Noise Level (dBA)
Monitoring Site # 1 (Near 2835 W Hannon Hill Dr)	1	8/3/2019	8:05 AM	53.2
	2		8:15 AM	
	3		8:25 AM	
Monitoring Site # 2 (Near 4619 Oakshire Ct)	1	8/3/2019	8:32 AM	51.0
	2		8:42 AM	
	3		8:52 AM	
Monitoring Site # 3 (Near 4629 Whitetail Pass)	1	8/3/2019	10:31 AM	48.6
	2		10:41 AM	
	3		10:51 AM	
Monitoring Site # 4 (Near 4565 Forest Ridge Dr)	1	8/3/2019	10:31 AM	51.8
	2		10:41 AM	
	3		10:51 AM	
Monitoring Site # 5 (Near 4541 Timberloch Dr)	1	8/3/2019	10:31 AM	52.3
	2		10:41 AM	
	3		10:51 AM	
Monitoring Site # 6 (Near 4855 Henry Robinson Way)	1	8/3/2019	10:31 AM	56.1
	2		10:41 AM	
	3		10:51 AM	
Monitoring Site # 7 (Near 4123 Pemberton Rd)	1	8/3/2019	10:31 AM	50.6
	2		10:41 AM	
	3		10:51 AM	
Monitoring Site # 8 (Near 4300 Pemberton Rd)	1	8/3/2019	11:25 AM	48.4
	2		11:35 AM	
	3		11:45 AM	

Figure 6 - Noise Monitoring Sites Map



## 6. Predicted Noise Levels

Predicted noise levels for the modeled noise sensitive sites are provided in **Table 7**. The locations of the receptors are depicted on the aerials found earlier in this memorandum in **Figure 5**. There was a total of 36 noise receptors analyzed representing 36 noise sensitive sites. All these sites are single residences and would be classified as Activity Category B (Residential) under the FHWA NAC.

Existing noise levels were determined by averaging the ambient noise and the average of these was assigned to each noise sensitive site based on location. The build model with the various interchange configurations and the future no-build alternative were predicted levels based on FHWA's TNM version 2.5. The no-build alternative serves as a future year baseline for comparison of the interchange alternatives.

It should be noted that the TNM is only able to predict noise levels from vehicular traffic and cannot predict noise generated from development which may occur in the vicinity of the interchange. The designated Future Land Use in the vicinity of the interchange is Planned Development, which typically indicates a mixture of residential and non-residential uses. Any future development in the area of the interchange will have to comply with the approved sound limits as outlined in the City of Tallahassee's Sound Ordinance (Section 12-94) for residential and non-residential properties.

**Table 7 - Predicted Noise Levels**

Receptor Identification	Existing Noise (dBA)	Future No-Build Alternative (dBA)	Future No-Build Alternative increase over Existing	Diamond Interchange (dBA)	Diamond Interchange increase over Existing	Split Cloverleaf Interchange (dBA)	Split Cloverleaf Interchange increase over Existing	Folded Diamond East Interchange (dBA)	Folded Diamond East Interchange increase over Existing	Folded Diamond West Interchange (dBA)	Folded Diamond West Interchange increase over Existing
1	53.2	59.8	6.6	59.8	6.6	59.8	6.6	59.8	6.6	59.8	6.6
2	53.2	60.0	6.8	60.1	6.9	60.1	6.9	60.1	6.9	60.1	6.9
3	53.2	60.1	6.9	60.2	7.0	60.2	7.0	60.1	6.9	60.2	7.0
4	53.2	60.1	6.9	60.2	7.0	60.2	7.0	60.1	6.9	60.2	7.0
5	53.2	60.3	7.1	60.3	7.1	60.4	7.2	60.3	7.1	60.3	7.1
6	53.2	60.5	7.3	60.5	7.3	60.6	7.4	60.5	7.3	60.6	7.4
7	53.2	60.6	7.4	60.6	7.4	60.7	7.5	60.6	7.4	60.7	7.5
8	53.2	60.2	7.0	60.3	7.1	60.3	7.1	60.2	7.0	60.3	7.1
9	53.2	60.0	6.8	60.1	6.9	60.2	7.0	60.0	6.8	60.2	7.0
10	53.2	60.3	7.1	60.4	7.2	60.5	7.3	60.4	7.2	60.5	7.3
11	53.2	60.4	7.2	60.5	7.3	60.6	7.4	60.4	7.2	60.6	7.4
12	53.2	59.2	6.0	59.4	6.2	59.3	6.1	59.2	6.0	59.3	6.1
13	53.2	58.4	5.2	58.5	5.3	58.5	5.3	58.4	5.2	58.5	5.3
14	53.2	59.6	6.4	59.8	6.6	59.8	6.6	59.6	6.4	59.8	6.6
15	53.2	59.6	6.4	59.8	6.6	59.8	6.6	59.6	6.4	59.8	6.6
16	53.2	59.8	6.6	60.0	6.8	59.9	6.7	59.8	6.6	59.9	6.7
17	53.2	60.5	7.3	60.8	7.6	60.7	7.5	60.6	7.4	60.7	7.5
18	53.2	60.1	6.9	60.4	7.2	60.3	7.1	60.1	6.9	60.3	7.1
19	51.0	58.8	7.8	59.1	8.1	59.2	8.2	58.8	7.8	59.2	8.2
20	51.0	57.5	6.5	57.8	6.8	57.9	6.9	57.6	6.6	57.9	6.9
21	51.0	56.2	5.2	56.7	5.7	56.6	5.6	56.2	5.2	56.6	5.6
22	51.0	54.9	3.9	55.0	4.0	55.1	4.1	54.9	3.9	55.1	4.1
23	51.0	54.0	3.0	54.3	3.3	54.2	3.2	54.1	3.1	54.2	3.2
24	48.6	53.2	4.6	53.9	5.3	53.8	5.2	53.8	5.2	53.8	5.2
25	48.6	52.5	3.9	53.0	4.4	53.1	4.5	52.7	4.1	53.1	4.5
26	48.6	52.1	3.5	52.7	4.1	52.5	3.9	52.4	3.8	52.5	3.9
27	48.6	51.2	2.6	51.7	3.1	51.5	2.9	51.4	2.8	51.5	2.9
28	48.6	50.9	2.3	51.4	2.8	51.3	2.7	51.2	2.6	51.3	2.7
29	48.4	60.5	12.1	60.6	12.2	60.6	12.2	60.6	12.2	60.6	12.2
30	48.4	58.8	10.4	58.9	10.5	58.9	10.5	58.9	10.5	58.9	10.5
31	48.4	54.1	5.7	54.2	5.8	54.1	5.7	54.1	5.7	54.2	5.8
32	48.4	55.3	6.9	55.4	7.0	55.3	6.9	55.3	6.9	55.4	7.0
33	48.4	58.7	10.3	58.7	10.3	58.7	10.3	58.7	10.3	58.7	10.3
34	48.4	57.5	9.1	57.5	9.1	57.5	9.1	57.5	9.1	57.5	9.1
35	51.8	54.7	2.9	55.0	3.2	55.1	3.3	54.9	3.1	55.1	3.3

Receptor Identification	Existing Noise (dBA)	Future No-Build Alternative (dBA)	Future No-Build Alternative increase over Existing	Diamond Interchange (dBA)	Diamond Interchange increase over Existing	Split Cloverleaf Interchange (dBA)	Split Cloverleaf Interchange increase over Existing	Folded Diamond East Interchange (dBA)	Folded Diamond East Interchange increase over Existing	Folded Diamond West Interchange (dBA)	Folded Diamond West Interchange increase over Existing
36	56.1	69.2	13.1	69.2	13.1	69.2	13.1	69.2	13.1	69.2	13.1
<b>Average Noise Increase (dBA)</b>		-	<b>6.6</b>	-	<b>6.7</b>	-	<b>6.7</b>	-	<b>6.6</b>	-	<b>6.7</b>

## 7. Conclusions

One receptor, Receptor ID 36 (4855 Henry Robinson Way), is predicted to experience traffic noise above the NAC level for Activity Category B sites (residences). No other noise sensitive sites are predicted to experience noise levels above the NAC Activity Category B threshold (66 decibels) or experience a substantial increase in traffic noise levels (15 or more decibels above the existing noise levels).

The average noise increase for all interchanges over the existing noise levels was very close for all interchanges ranging from 6.6 to 6.7 decibels. Also, of note is comparing the future no-build alternative with the interchange alternatives. All the build interchange noise levels for all receptors are within a decibel of the no-build alternative. This shows that regardless of the interchange configurations analyzed, the interchange traffic is anticipated to have little to no effect on noise levels at the receptor locations as the primary noise generator appears to be through-traffic on I-10.

Although not included in the scope of this planning study, one receptor (Receptor ID 36) would be eligible for feasibility and reasonability analysis of a noise barrier (noise wall). As stated below if the Welaunee Boulevard interchange were to be advanced, a future Noise Study Report (NSR) will be completed and noise abatement measures will be fully considered at that time, as appropriate.

## 8. Public Coordination

A noise analysis handout was mailed on July 23, 2019 to over 200 property owners within the study area to inform them of the upcoming noise monitoring and study.

A public workshop was held on February 10, 2020 at Holy Comforter Episcopal School (2001 Fleischmann Road, Tallahassee, Florida) to share the findings of the noise analysis. Twenty-one (21) residents attended the meeting where staff shared project information. The meeting began with an open-house format, after which an informal discussion was held with the public to explain the methodology and provide the results of the study, while also answering questions from the attendees. Only one (1) written comment (included in **Appendix A**) was received at the meeting. No additional comments were received during the two-week comment period following the meeting.

## 9. Into the Future

This is not the final analysis that will be conducted regarding traffic noise for a potential Welaunee Boulevard interchange. Prior to the Welaunee Boulevard interchange being advanced, an Interchange Access Request will have to be prepared to demonstrate an interchange is needed and is viable based on traffic, engineering, and other criteria.

An Interchange Justification Report will need to be prepared for approval by FHWA and a PD&E study will be initiated (most likely by FDOT) to analyze the location and potential impacts from the interchange. As part of that PD&E study, an official NSR will be completed to document potential impacted noise receptors.

## 10. References

1. Connections 2040 Regional Mobility Plan, Capital Region Transportation Planning Agency; Tallahassee, Florida; February 2016, amended June 17, 2019.
2. Project Development and Environment (PD&E) Manual, Part 2, Chapter 18, Florida Department of Transportation; Tallahassee, Florida; Effective January 14, 2019.
3. Measurement of Highway-Related Noise; Federal Highway Administration; Springfield, Virginia; May 1996.

# Appendix A – Public Comments



# Comment Form

## Northeast Gateway: Welaunee Boulevard Project Auxiliary Noise Study

- Complete and leave in comment receptacle at meeting, or
- Fold and mail to the address printed on the back of this form, or
- Email Project Manager at [Daniel.Scheer@blueprintIA.org](mailto:Daniel.Scheer@blueprintIA.org)
- Please reply by February 21, 2020

*NOTICE: The information provided below is a matter of public record subject to examination by the general public upon request.*

**Name:** Martha Story  
**Address:** 2691 S. Hannon Hill Dr. 09  
**Phone:** 850-933-9648  
**E-mail:** storyrm@Comcast.net

**Interest in project:**

Self	<input checked="" type="checkbox"/>	Firm / Agency	<input type="checkbox"/>
Government Agency	<input type="checkbox"/>	Civic Group	<input type="checkbox"/>
Business Owner	<input type="checkbox"/>	Other	<input type="checkbox"/>

**Comments:**  
Nice people  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Atkins**

3522 Thomasville Road, 5<sup>th</sup> Floor  
Tallahassee, Florida 32309  
(850) 575-1800

© Atkins Ltd except where stated otherwise.

The Atkins logo, 'Carbon Critical Design' and the strapline  
'Plan Design Enable' are trademarks of Atkins Ltd.

THIS PAGE INTENTIONALLY LEFT BLANK

00000P

7/10/99  
Item 18.

BEFORE THE TALLAHASSEE/LEON COUNTY  
PLANNING COMMISSION

BEN JOHNSON, NAMON RIVERS,  
KATHY ARCHIBALD, ROBERT KOVACH,  
PAUL LEHRMAN, ROY KNIGHT,

Tax I.D. #11-25-20-424-000-0  
Elementary & Middle School J-PUD  
Concept and Final Development Plan

Petitioners,

vs.

CITY OF TALLAHASSEE and LEON  
COUNTY SCHOOL BOARD,

Respondents.

RECEIVED  
JUL 22 11 5:29

SETTLEMENT AGREEMENT

This Settlement Agreement made by and between BEN JOHNSON, NAMON RIVERS, KATHY ARCHIBALD, ROBERT KOVACH, ROY KNIGHT and PAUL LEHRMAN ("Petitioners"); CENTERVILLE RURAL COMMUNITY ASSOCIATION, INC. ("CeRCA"); LEON COUNTY SCHOOL BOARD ("LCSB"), and the CITY OF TALLAHASSEE ("City").

WITNESSETH:

WHEREAS, LCSB did file with City an application for Planned Unit Development (PUD) approval for Elementary "J"; and

WHEREAS, the City Development Review Committee (DRC) did on June 14, 1999, recommend approval of the PUD Concept Plan subject to the conditions set forth in the approval; and

WHEREAS, on June 7, 1999, Petitioners did cause to be filed a Notice of Intent to File a Petition for Formal Proceedings and did on June 21, 1999, file an Amended Notice of Intent and Petition to Challenge PUD Zoning and Conceptual and Final Development Site Plan Approval; and

WHEREAS, pursuant to the direction and request of the Tallahassee-Leon County Planning Commission set forth in its Order of June 21, 1999, the parties did meet on June 23, 1999, for the purpose of conducting settlement negotiations; and

WHEREAS, as a result of the negotiations, the parties have reached a settlement agreement and desire to reduce the same to writing.

The parties hereby stipulate and agree as follows:

1. The Conservation Easement depicted on the Leon County School "J" PUD and Final Site Plan prepared by Clifford Lamb & Associates, dated July 8, 1999, bearing File No. 96-246 (the "Plan"), a legal description of which is attached hereto, shall be a statutory Conservation Easement meeting the requirements of Section 704.06, Florida Statutes, and shall specifically provide as follows:

- A) the initial grantee shall be Tall Timbers Research, Inc., if it will accept the same;
- B) in the event Tall Timbers Research, Inc. declines to accept the Conservation Easement, or for whatever reason at a later date is unable to continue as the grantee under the Conservation Easement, then, the alternate grantee shall be 1000 Friends of Florida, Inc., LEAF or Nature Conservancy. If none of the named organizations will accept or hold the Conservation Easement, then LCSB shall name any charitable corporation or trust whose primary purpose includes protecting natural, scenic or open space uses or values of real property, and/or protecting natural resources, maintaining or enhancing air or water quality, but in no event shall the Conservation Easement be allowed to lapse or revert. The intent of the Petitioners and LCSB is to preserve this area in perpetuity as a managed natural area and open space, and to provide flood protection, buffering and pollution control, subject to the reservation and nonwaiver of rights by the City and Petitioners set forth in subparagraph C hereof. In the event that the consent cannot be obtained to a proposed assignment of the Conservation Easement to a successor grantee, then, in that

event, LCSB, City or any Petitioner may apply to a court of competent jurisdiction, in a proceeding in which LCSB, City and all Petitioners are all named as parties, to have a successor grantee approved.

C) the parties acknowledge that the City, by joining in the execution of this Settlement Agreement, and any subsequent approval of the Plan, if approved, with the Conservation Easement as indicated, shall not be deemed to have waived, and has not waived any right the City now or hereafter may have to acquire property located within the Conservation Easement for utility and/or public transportation purposes by the exercise of its power of eminent domain, nor have the Petitioners, as a result of executing this agreement, made any admissions or waived any rights they now have or may hereafter have to challenge the propriety or legality of any exercise of such power of eminent domain by the City or any other governmental body;

D) LCSB shall enter into a perpetual management agreement with the Centerville Rural Community Association, Inc. (CeRCA) for the maintenance of the Conservation Easement area, and which agreement shall be in form and substance mutually agreeable to LCSB and CeRCA, and City. CeRCA agrees to indemnify and hold LCSB harmless from any injuries to persons or property arising out of or resulting from CeRCA's exercise of its rights under a management agreement in the Conservation Easement.

2. A) Subject to obtaining the approval of Leon County, the construction of the right hand turn lane on Pimlico shall be performed in such a way as to minimize roadway impact to the Rivers' property, and to the extent possible, shall utilize as much of the right-of-way as possible on the north side of the road, but in any event, at least equally from the north and south side of the road.

B) Subject to obtaining the approval of Leon County, if sidewalks are to be installed along the Rivers' front or side property, then, the swales adjoining that property shall be piped and any sidewalk constructed shall be placed on the street side of the swales, if possible, while still maintaining safety

separation from the edge of road pavement so as to minimize loss of green area to the Rivers' property. Underground piping will be installed in all places where swales are displaced for expanded roadways, regardless of whether sidewalks are installed.

C) Subject to obtaining the approval of Leon County, LCSB shall cause to be planted live oak trees, meeting, at a minimum the requirements of the zoning, site plan and subdivision regulations, and the EMO, equal distance apart on Pimlico for the length of the turn lane improvement, so as to substantially match the spacing of live oak trees on the Conner property on Pimlico between Santa Anita and Count Fleet Drives.

D) In the event sidewalks are constructed on the north side of Pimlico between Santa Anita and Count Fleet Roads, then, LCSB agrees to plant live oak trees, equal distance apart along the north side of Pimlico between Santa Anita to Count Fleet so as to substantially match the spacing of live oak trees on the Conner property on Pimlico between Santa Anita and Count Fleet Drives, and to be positioned in the interstices of existing live oak trees planted on the Connor property.

E) Along any road extension onto the property adjoining the Kovach property, LCSB agrees, unless prohibited by State law, rules and regulations governing the construction of school facilities, to make such additional plantings of trees between the roadway extension and the Kovach property to meet, at a minimum, the requirements of the zoning, site plan and subdivision regulations, and the EMO, and the Comprehensive Plan, as to such tree plantings so as to reasonably screen the road from view from the Kovach dwelling. The existing tree line at the entrance to the Kovach property located within the Conservation Easement will remain intact. All school construction of any type shall take place south of the line of clearing and outside the boundaries of the Conservation Easement as depicted on the Plan, except that LCSB shall be entitled to construct and place irrigations lines, valves, and sprinkler heads in the Conservation Easement. The road shall pass behind (southeast of) the barn and the adjacent existing tree

line, although LCSB may demolish the barn if, in its sole opinion, it is necessary for safety reasons. The attached Plan shows a 19 inch cherry laurel tree near the barn that is slated for removal to accommodate a sidewalk next to the road. If possible and practical, and without interfering with the current road design, LCSB will curve the sidewalk around this tree in order to save the same. All of the trees in the northeast tree line associated with Phase II of the site, shall remain intact until such time as the actual construction of the road and middle school begins. The portion of the tree line that lies outside the Conservation Easement area on the southeast side of the road which is not needed for playing fields, roadway, sidewalks or other school facilities shall remain intact wherever possible and practical.

3. Subject to obtaining any required Leon County approvals, LCSB agrees that a crossing guard will be utilized at the Pimlico Drive intersection of the school. Additionally, the parties agree that by consenting to the approval of this agreement, Petitioners specifically reserve any rights they now or hereafter may have to challenge the placement of a traffic light at the intersection of Pimlico Drive and Centerville Road.

4. All buildings, playing fields and other facilities to be constructed on the property will be located within the USA boundary.

5. LCSB shall plant wax myrtles around all stormwater fencing to minimize the visibility of the fencing.

6. The post construction rate and volume of stormwater discharge shall not be increased over the current rate and volume of discharge from the school site or to any individual Petitioner's property. LCSB agrees to construct an "inlet" so that the River's property drains more efficiently during high water conditions.

7. There shall be no increased rate or volume of runoff allowed into Lake Belmont or Lang Pond. LCSB warrants that no construction of any type will take place in the Lake Belmont Drainage Basin, except for the installation of the irrigation system in the Conservation Easement.

8. The proposed middle school shall not begin construction before August 1, 2005, and Petitioners shall be allowed input, but not approval or veto authority, into its design, layout and landscaping.

9. The number of trees to be removed in order to build the school shall be minimized and landscaping shall be undertaken to insure that school buildings have the minimum visibility from the road as is economically feasible within the budget for the project and within the requirements of State law for construction of school facilities. The design of the buildings shall also take into account the goal of minimizing visibility from the road and blending with the environment. Petitioners shall expeditiously designate not more than three persons to meet with the architects for the project to provide input, but without approval or veto authority, on behalf of Petitioners and others within the area as to landscaping, design and layout of the school site.

10. There shall be no lights on the ballfields provided on the project unless required by law. All exterior lighting shall be downward directional and shall be of the minimal amount and height as required by law for the construction of educational facilities. LCSB agrees to expeditiously investigate, and to the extent feasible, pursue participation in the "Darkened School Pilot Program", and shall report back to Petitioners on the results of said investigation.

11. All fences along Centerville Road shall be constructed on the interior of the canopy road buffer. No clearing shall occur in the area designated on the Plan as a Canopy Road Protection Zone, with the exception of the utility easements and stormwater outfall as shown on the Plan. The parties acknowledge that the City, by joining in the execution of this Settlement Agreement, and any subsequent approval of the Plan with the Conservation Easement indicated, shall not be deemed, and shall not constitute a waiver of

*100 ft canopy road buffer  
done + comply !!*

any right the City now or hereafter may have to clear within the Canopy Road Protection Zone to provide access or for utility and/or public transportation purposes, nor have the Petitioners made any admissions or made any waivers as a result of executing this agreement as to the propriety or legality of any exercise of any such powers or rights which the City may now or hereafter have.

12. LCSB staff agrees to recommend to LCSB and to pursue the extinguishment of the reserved ingress and egress easement over the Property to the Kovach property when and at such time as LCSB obtains its environmental management permit for the Plan.

13. LCSB shall investigate the use of pervious asphalt for the project, and to the extent economically feasible and within its budget and within the requirements of construction standards for State educational facilities, use and maintain the same, and shall report back to the Petitioners on the results of their investigation.

14. The school shall have parking lots shall be planted with shade trees to, at a minimum, meet the 30% shade requirements of the PUD design standards and wherever reasonably possible, LCSB will preserve existing healthy trees.

15. LCSB will not seek further extension nor expansion of the Urban Services Area on the subject property, other than such approvals as may be required for the proposed reconfiguration in connection with the approval of the Plan as depicted thereon.

16. The City will continue its current maintenance of the 20 foot strip or corridor along the northwest side of Centerville Road now designated on the Killearn Estates Unit 12 plat recorded in Plat Book 6, Page 20, pursuant to the April 23, 1984, letter agreement, or as subsequently modified., by the City and Killearn Homeowners' Association, Inc. The Petitioners, by executing this agreement, are not acquiescing nor making any admission nor waiving any right to challenge that they may have as to the City's or LCSB's rights to maintain or construct any improvement on the 20 foot strip or corridor shown on the

Unit 12 plat. Any sidewalk constructed in the 20 foot strip or corridor shown on the Unit 12 plat shall be constructed in such a manner as to preserve no less than 15 contiguous feet of the existing bridle trail, except where required for safety of school children and other pedestrians or to avoid the removal of trees with a dbh of 20 inches or more.

17. LCSB shall take all reasonable steps to encourage walking and bike riding to school. LCSB shall make a good faith effort to have the school starting time commence after the a.m. peak rush hour so as not to further congest Centerville Road. The parties recognize that LCSB may be constrained in its efforts by safety and transportation constraints.

18. In order to reduce the rate of sediment runoff into the stormwater facility, LCSB agrees to use and maintain a system of cascading or graduated swales in order to provide pretreatment for filtration of sediment from the water entering the stormwater facility.

19. Petitioners and CeRCA agree not to oppose Planning Commission and City Commission approval of the Plan, as depicted in the attachment hereto. Petitioners further agree to withdraw their Petition for Formal proceedings within 3 working days of the approval and execution of this agreement by all parties to the agreement and will waive any right it may have to request formal proceedings, except as to the reservation of rights as set forth in paragraphs 1C, 3, 11, and 15 of this agreement.

20. The parties agree that the location of roadways, parking areas, open space and buildings shall be as depicted on the Plan. Any changes must be mutually agreed upon by the parties.

21. The Plan must meet and be constructed in accordance with all requirements of the Environmental Management Ordinance and Comprehensive Plan, subject to superseding requirements of State law for construction of school facilities. All agreements contained herein which are beyond that required by law, shall be duly noted on the Plan as finally adopted and approved by the City.

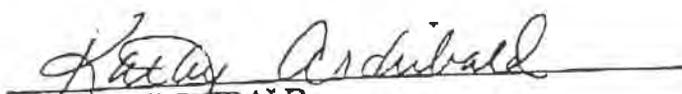
22. The parties all agree to cooperate in the implementation of the Settlement Agreement.

  
BEN JOHNSON

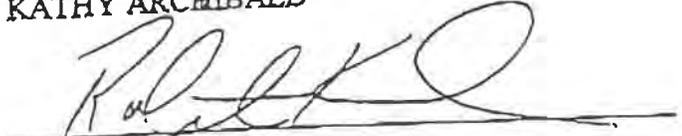
Date: 7-11-99

  
NAMON RIVERS

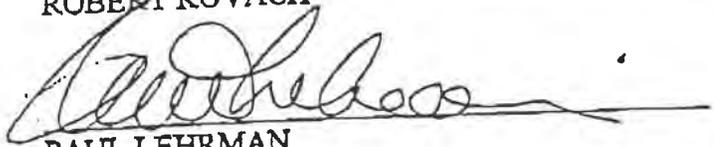
Date: 07/09/99

  
KATHY ARCHIBALD

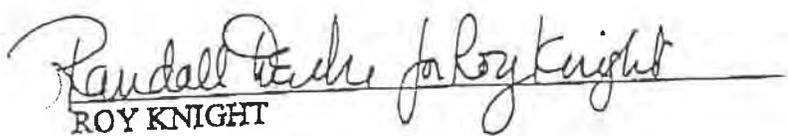
Date: 7/8/99

  
ROBERT KOVACH

Date: 7-8-99

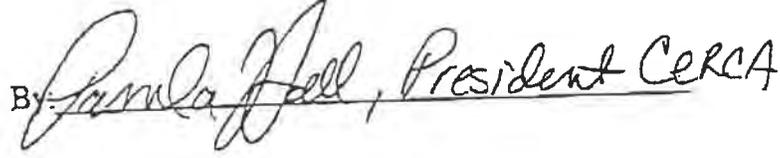
  
PAUL LEHRMAN

Date: 7-9-99

  
ROY KNIGHT

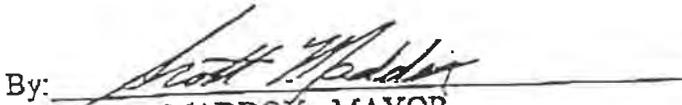
Date: 7/8/99

CENTERVILLE RURAL COMMUNITY  
ASSOCIATION, INC.

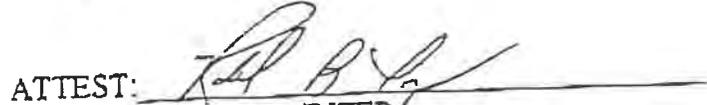
By:   
Pamela Hill, President CERCA

Date: 7-8-99

CITY OF TALLAHASSEE

By:   
SCOTT MADDOX - MAYOR

Date: July 12, 1999

ATTEST:   
ROBERT B. INZER  
CITY TREASURER/CLERK

APPROVED BY CITY COMMISSION  
July 7, 1999

LEON COUNTY SCHOOL BOARD

By: [Signature]

Date: 7-13-99

C. Graham Carothers  
C. GRAHAM CAROTHERS  
Attorney For Leon County School Board

Date: 7-13-99

Charles A. Francis  
CHARLES A. FRANCIS  
Attorney For Leon County School Board

Date: 7-13-99

Randall E. Denker  
RANDALL E. DENKER  
Attorney For Petitioners

Date: 7/8/99

[Signature]  
KENNETH L. CONNOR  
Attorney For Petitioners

Date: 7/11/99

Approved As To Form:

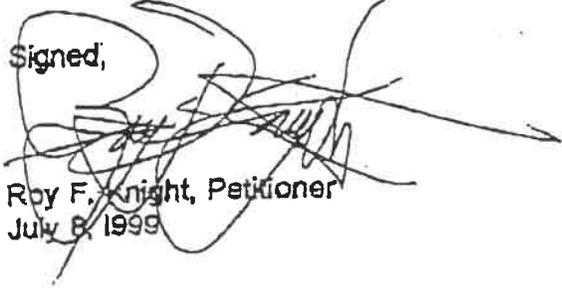
Linda R Hurst  
LINDA R. HURST  
Assistant City Attorney

Date: 7/12/99

**ROY F. KNIGHT, FA**  
Development Planning and Architecture

I herewith authorize Randall Denker, Esq. to sign on my behalf the settlement agreement for the petition (Re: School 'J' PUD) between Petitioners, The Leon County School Board, and the City of Tallahassee.

Signed,



Roy F. Knight, Petitioner  
July 8, 1999

---

5962 Centerville Road  
Tallahassee, FL 32308  
Florida License: AR-0015679

Tel. and Fax (850) 868-3225  
E-Mail: r.f.knight@worldnet.att.net

THIS PAGE INTENTIONALLY LEFT BLANK

**PROPOSED ALTERNATIVE ALIGNMENT**  
**for**  
**NORTHEAST GATEWAY: Welaunee Blvd. Project Development**  
**and Environmental Study**

**Prepared For**  
**BUCKHEAD HOMEOWNERS ASSOCIATION OF TALLAHASSEE, Inc.**

**by**  
**FT Sullivan & Associates, LLC.**  
**335 N. Monroe St.**  
**Tallahassee, Fl. 32301**  
**(850) 583-5001**

**April 21, 2020**

## INTRODUCTION

The location and design of Welaunee Blvd. through the Mixed-Use Development (MUD) is critical to the viability of the MUD and potential development impacts to the Buckhead homeowners. Typically, the most intense commercial development is located along the main roadway, in this case, Welaunee Blvd. The purpose of this document is to present an alternative PD&E Study alignment that would address the project's purpose and need, and be included in the environmental analysis to evaluate the project's effect on social, cultural, natural and physical resources. This alternative alignment is in addition to the single PD&E Study Alternative currently identified for study by the Blueprint Intergovernmental Agency. Both alignments are depicted in Diagrams 1 and 2 and identified as Alternatives 'A' and 'B'. The benefits of the proposed alternative alignment relate particularly to social impacts to the adjacent Buckhead subdivision, and access and roadway safety performance within the MUD.

## ANALYSIS

Design speed is the principal design control that regulates many of the criteria and standards for the development of Welaunee Blvd. According to the Florida DOT Design Manual, the MUD falls under the Context Classification 'C4-Urban General' described as "Mix of uses set within small blocks with a well-connected roadway network." The allowable design speed for 'C4-Urban General' is 30-45 MPH. An appropriate design speed for Welaunee Blvd. through the Mixed-Use development area would therefore be in the range of 40-45 MPH. This is consistent with AASHTO's "A Policy on Geometric Design of Highways and Streets" which states in the discussion on "design speed" that urban arterial streets should be designed to permit running speeds of 20 to 45 mph, and the higher portion of the range should apply to high-type arterials in outlying suburban areas. Although Welaunee Blvd. would be classified as a minor arterial, an assumed design speed of 45 MPH will be used for this exercise.

The roadway grade is a critical design feature for Welaunee Blvd. and the MUD due to the steep down-sloping terrain from south to north within the limits of the MUD. The steep-sloping terrain necessitates steeper than desirable roadway grades which can negatively affect access and walkability along the roadway, stopping sight distance at intersections and driveways, and crash performance. The maximum roadway grade allowed for Welaunee Blvd. is 6%. While 'steep' grades can be accommodated, they are not desirable.

For the purpose of evaluating Alignment 'A' (the PD&E study alternative shown in black) and Alignment 'B' (the Buckhead proposed alignment shown in blue), a maximum grade of 5% will be used. Grades of 3% or less will be considered acceptable for potential access points.

1. Assuming a Design Speed = 45 MPH, a Maximum Grade = 5%, a Profile Grade Line (P.G.L.) elevation = El. 190' at the north end of the proposed Welaunee bridge over I-10 and referring to Diagram 3:

- a. Section A-1 (Alignment A, Section 1) depicts the section of Alignment 'A' from the end of the bridge over I-10 proceeding north at a downgrade of -5% to ground level at El. 150'. This section includes limited access for future interchange ramps with such features as earth walls and fill slopes. Direct access to Welaunee Blvd. within this section may not be feasible or practical. Access under Welaunee Blvd. is possible depending on the length and design of the bridge structure. This section is 800' long.
  - b. Section B-1 (Alignment B, Section 1) depicts the section of Alignment 'B' from the end of the bridge over I-10 proceeding north at a downgrade of -5% to ground level at El. 140'. With similar features as Section 1A, Section 1B is 1,000' long.
2. Access to the MUD from Welaunee Blvd. would necessarily occur between the end of Section(s) 1 and the northern boundary of the MUD. In order to accommodate an intersection, it is desirable to have a section of roadway with a grade of 3% or less, and long enough to include the physical intersection and the functional area for both intersection approaches.

The approach functional area includes perception-reaction-decision distance, maneuver distance (distance for lane changing and braking), and the queue-storage distance. The maneuver distance and queue lengths are more critical; therefore, we will focus on these distances. Grades greater than 3% can increase stopping sight distance, increase the occurrences and severity of crashes, and present challenges to the design and operation of an intersection. A reasonable intersection functional area on a 45 MPH roadway would be:

$$2 \times 360' \text{ (SSD for both approaches)} + 2 \times 150' \text{ (queue length for 6 vehicles)} + 50' \text{ (intersection proper)} = 1070'$$

Referring to Diagram – 4:

- a. Section A-2 extends from the end of Section A-1 to the point where the alignment crosses the El. 90 contour. Contour El. 90 was selected since it was within the northern boundary of the MUD and at least 10' above the water level of the two ponds. The Contour El. 80 at the edge of the MUD boundary is approximately the same elevation of the two ponds or the water table and is not a desirable point of access for the MUD.

$$\text{Length of Section A-2} = 1,430'. \text{ Change in Elevation} = 150' - 90' = 60'.$$

$$\text{Grade} = (60/1,430) \times 100 = -4.2\%.$$

This would necessitate that the entire Intersection Impact Length be on a grade of -4.5%.

- b. Section B-2 extends from the end of Section B-1 to the point where the alignment crosses the El. 90 contour.

$$\text{Length of Section B-2} = 2,020'. \text{ Change in Elevation} = 140' - 90' = 50'.$$

Grade =  $(50/2,020) \times 100 = -2.5\%$  (less than 3%/ within the desirable range).

Referring to Diagram – 5: within Section B-2, from Contour El. 130' to El. 110' is a Subsection (denoted by the red lines) of the alignment that is 1,450' long with a change in elevation of 20'. The grade through this section is 2% or less. This Subsection provides flexibility to locate and design an intersection that optimizes safety and operations.

## **RECOMMENDATION**

Include Alternative Alignment 'B' in the set of PD&E Study alternatives to be evaluated for the determination of a Preferred Alternative for the following reasons:

1. Alternative Alignment 'B' shifts the more intense commercial development further away from the Buckhead subdivision, thus minimizing the social impacts to the community.
2. Alternative Alignment 'B' provides opportunity for better safety performance, access and walkability along Welaunee Blvd. within the Mixed-Use development boundaries.
3. Alternative Alignment 'B' is about the same length and cost of Alternative 'A,' meeting the Blueprint Governmental Agencies' requirements for alternative corridor considerations.

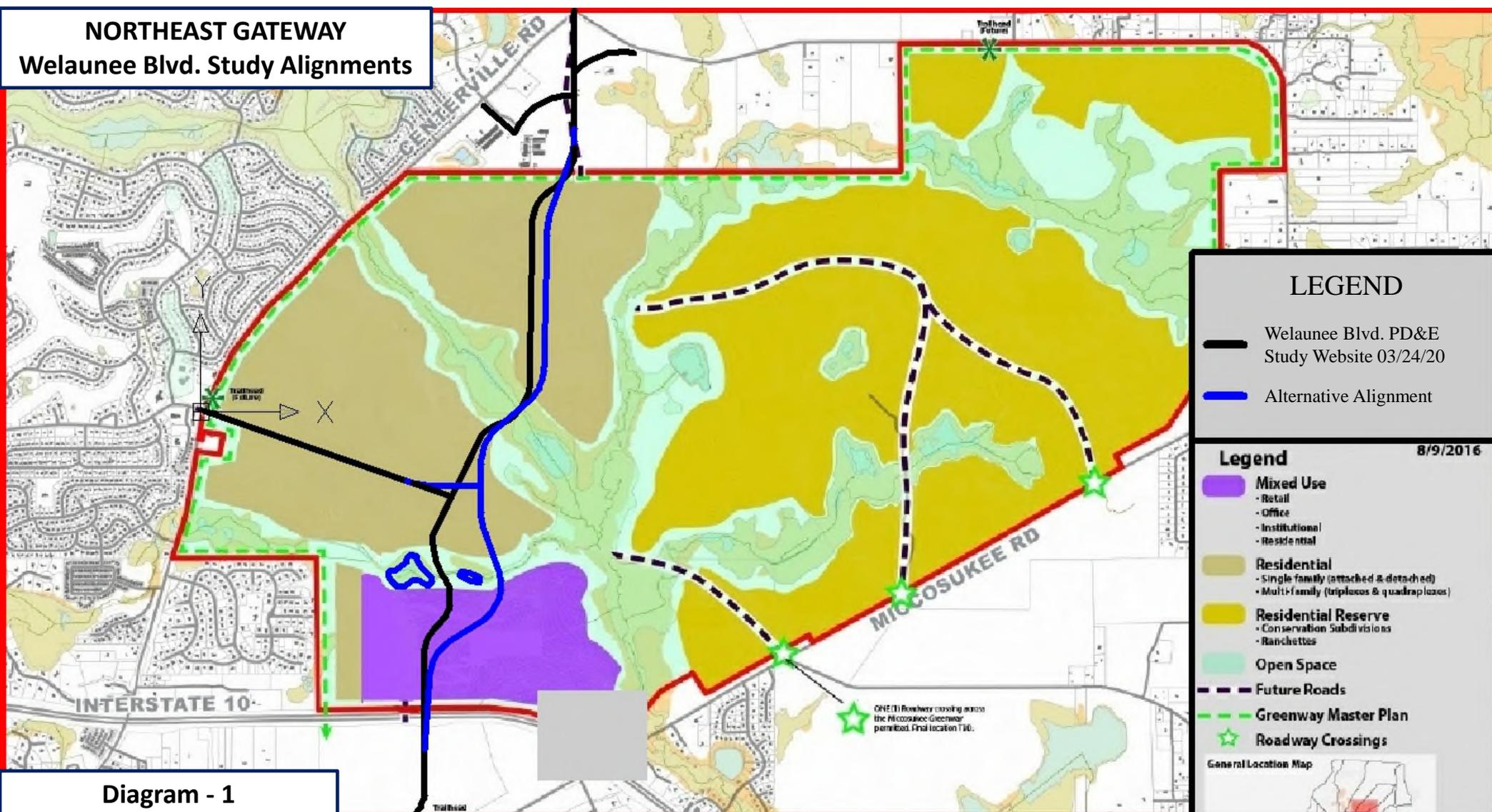
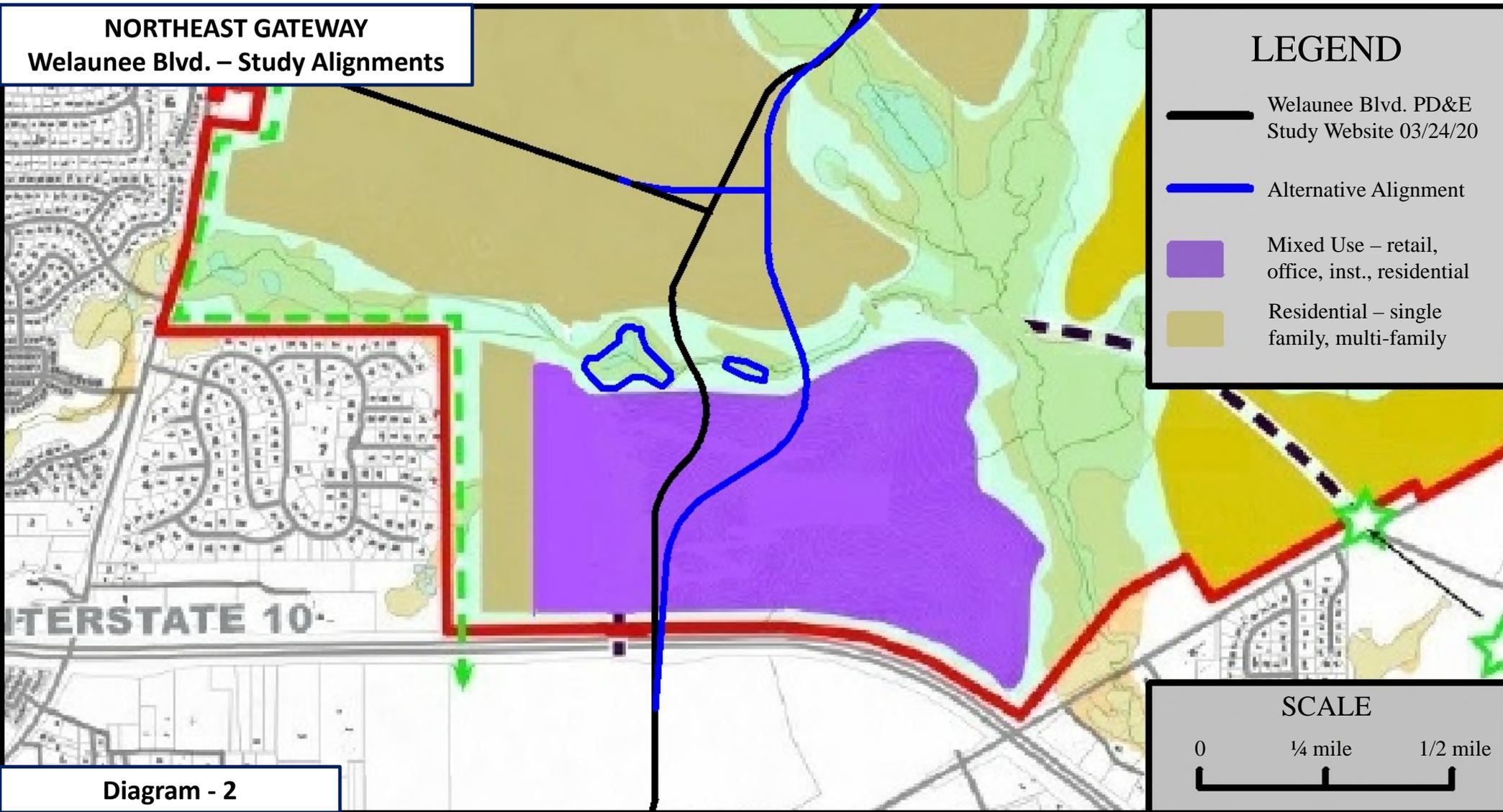


Diagram - 1

**NORTHEAST GATEWAY**  
**Welaunee Blvd. – Study Alignments**



**LEGEND**

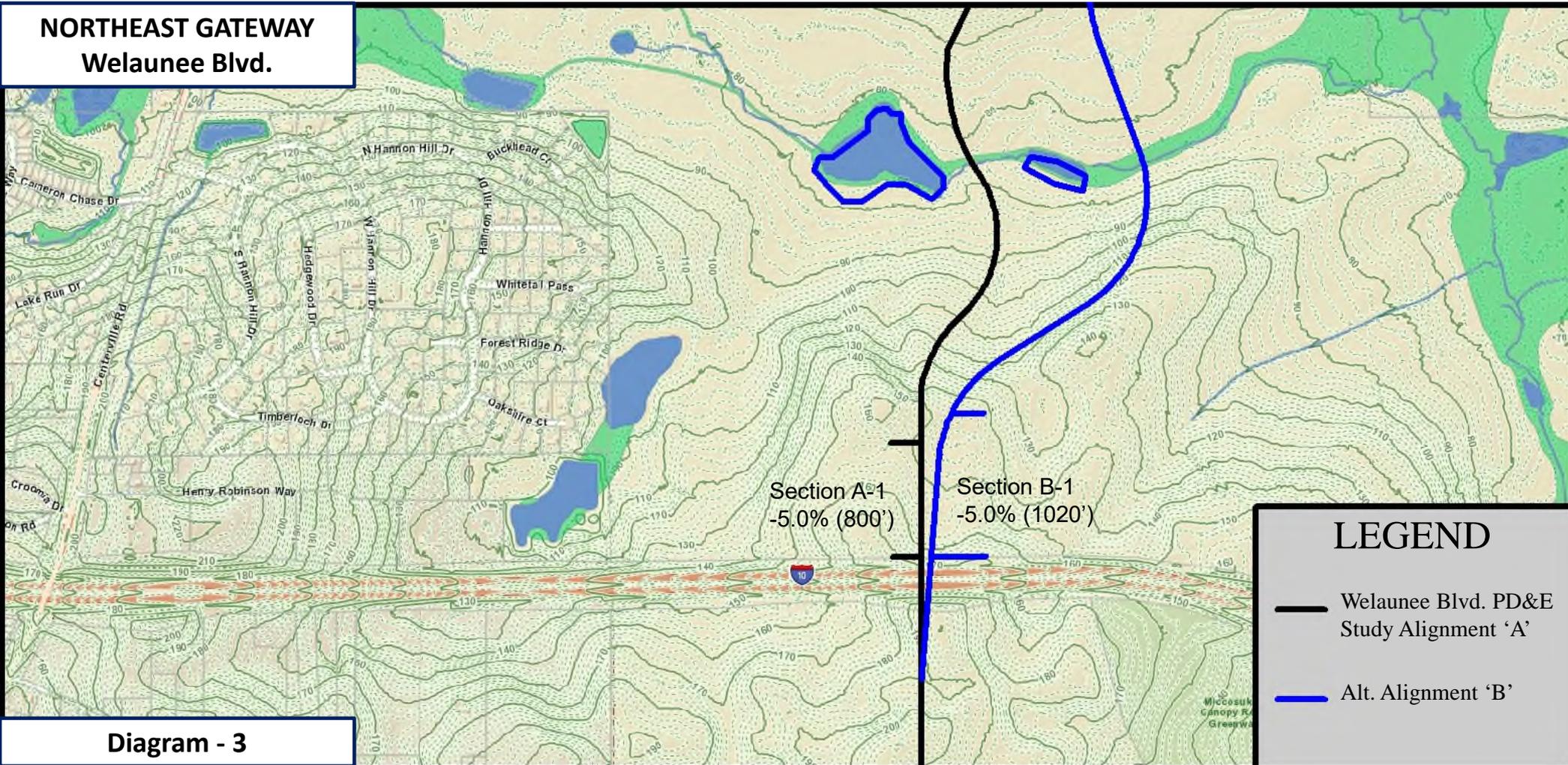
- Welaunee Blvd. PD&E Study Website 03/24/20
- Alternative Alignment
- Mixed Use – retail, office, inst., residential
- Residential – single family, multi-family

**SCALE**



**Diagram - 2**

**NORTHEAST GATEWAY  
Welaunee Blvd.**

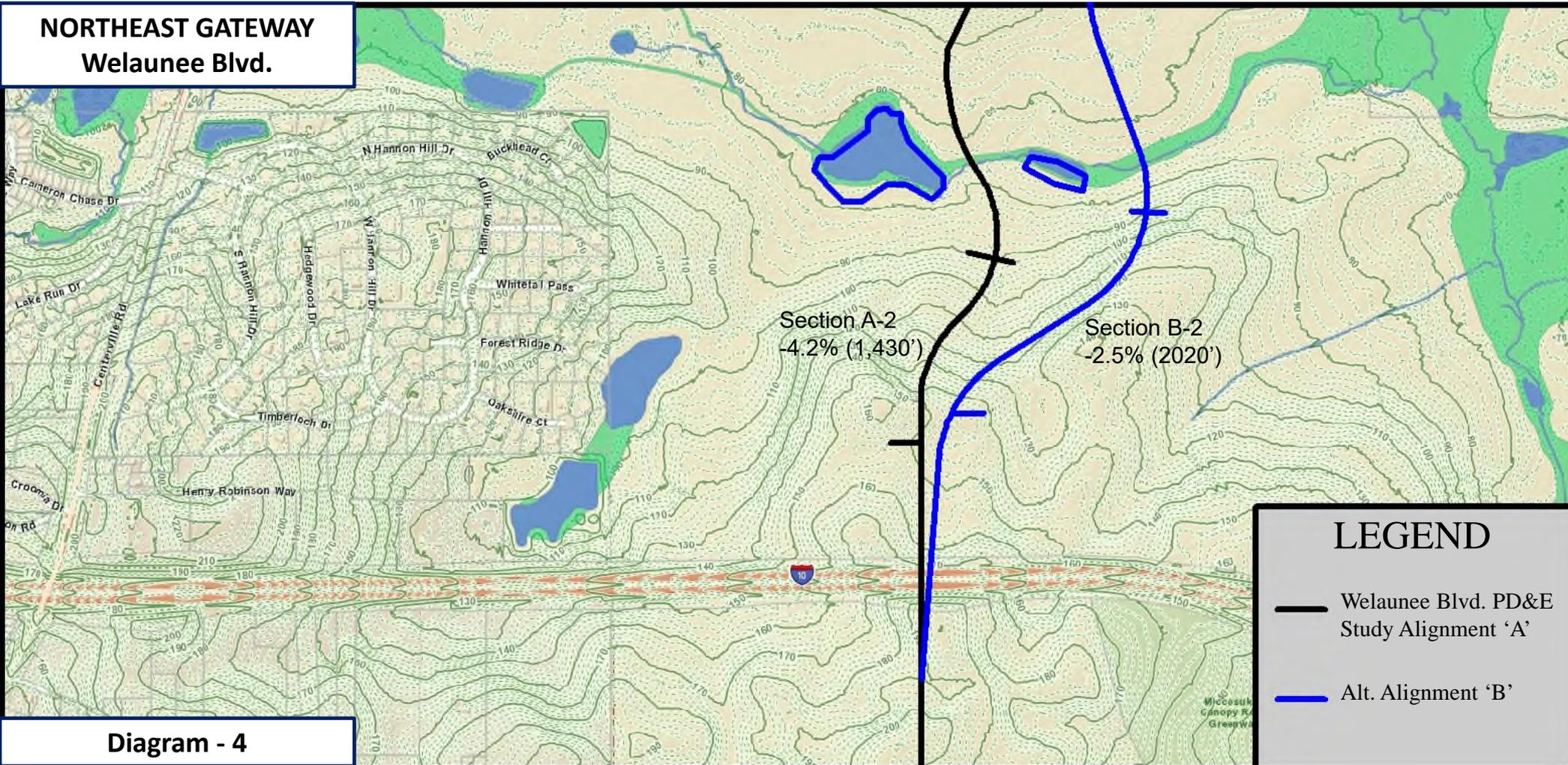


**Diagram - 3**

**LEGEND**

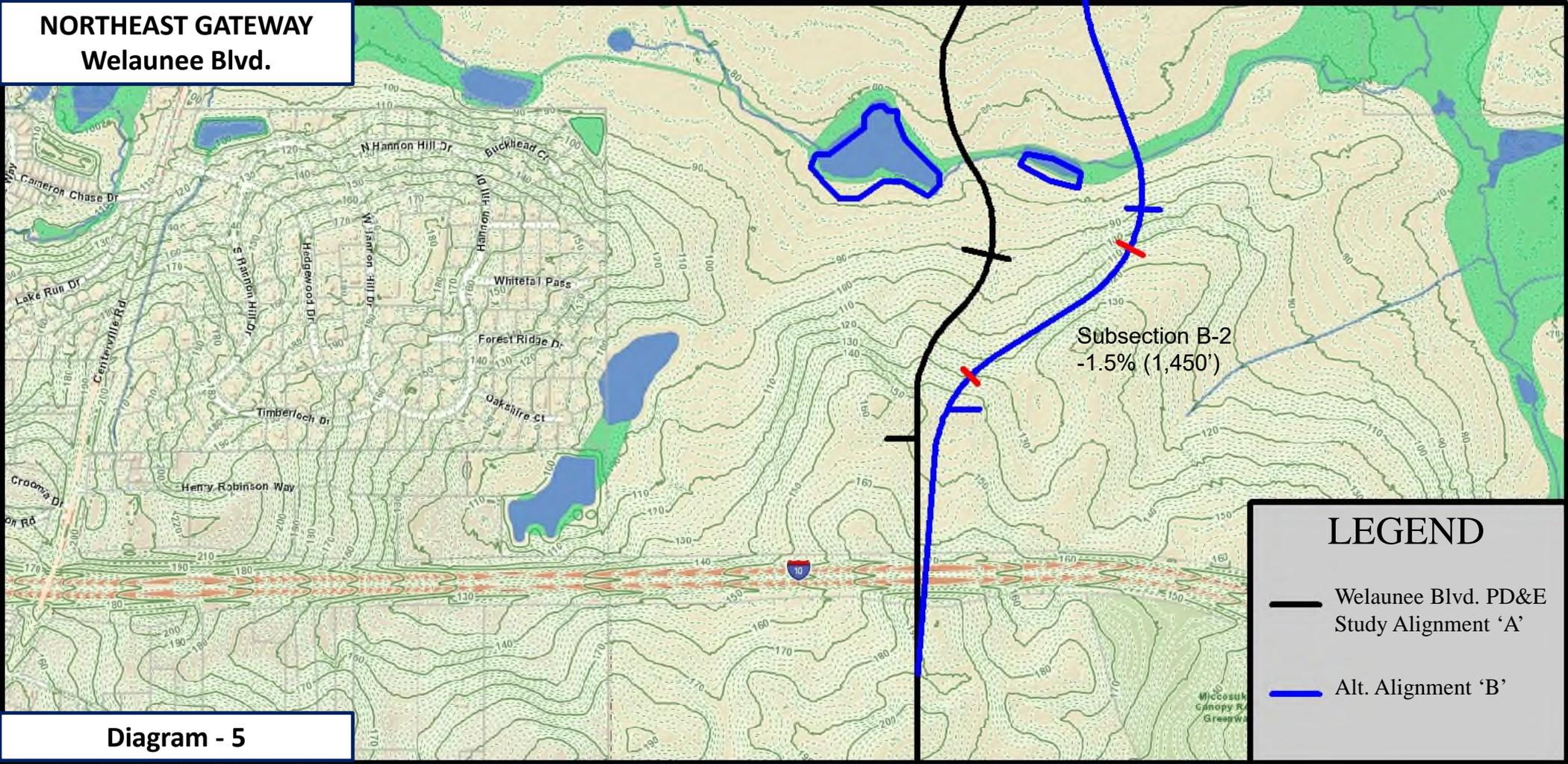
- Welaunee Blvd. PD&E Study Alignment 'A'
- Alt. Alignment 'B'

**NORTHEAST GATEWAY  
Welaunee Blvd.**



**Diagram - 4**

**NORTHEAST GATEWAY  
Welaunee Blvd.**



Subsection B-2  
-1.5% (1,450')

**LEGEND**

- Welaunee Blvd. PD&E Study Alignment 'A'
- Alt. Alignment 'B'

**Diagram - 5**

THIS PAGE INTENTIONALLY LEFT BLANK

May 15, 2020

VIA EMAIL

Buckhead Homeowners Association of Tallahassee, Inc.  
Via: FT Sullivan & Associates, LLC  
335 N. Monroe St  
Tallahassee, Florida 32301

Re: PROPOSED ALTERNATIVE ALIGNMENT for NORTHEAST GATEWAY: Welaunee Blvd. Project Development and Environment Study (PD&E)

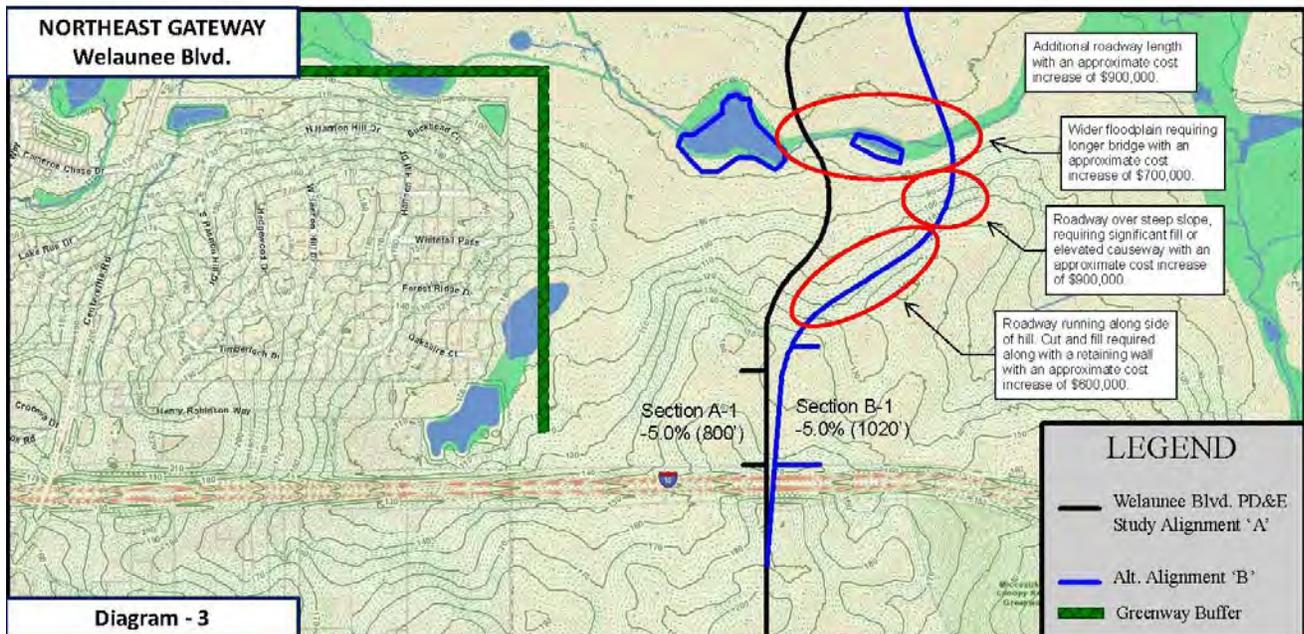
Mr. Frank Sullivan, P.E.:

Thank you for submitting the proposed Alternative Alignment study on behalf of the Buckhead Homeowner's Association of Tallahassee, Inc. on April 22, 2020, as attached. The Blueprint Northeast Gateway Project Team has spent considerable time reviewing the content and proposed Alternative Alignment for the Welaunee Boulevard Extension as a part of the current and ongoing Project Development and Environment (PD&E) Study. We can see that you considered and incorporated the goals and vision for the Blueprint project and appreciate the attention that you and the Buckhead neighbors gave to the development of the Alternative Alignment.

As I know you are aware, project information, including the history, technical documents, stated project purpose and need, and public meeting information can be found at [www.NEGateway.com](http://www.NEGateway.com). In addition, a design goal of the Northeast Gateway project is to develop a facility that is in harmony with the environment in which it is located. The FDOT Design Manual Section 105.2 Aesthetic Design states, "Affordable, biddable, constructible, and maintainable designs can artfully respond to the Department's and communities' safety, mobility, and aesthetic ideals. Even when there are no known aesthetic issues or when a project is minor, transportation facilities must not be ugly and detract from Florida's beauty." And it continues, "Roadways should blend into the landscape, avoiding large cuts and fills into the existing terrain. Horizontal and vertical alignment should be coordinated so that a driver has an opportunity to gain a sense of the local environment."

Therefore, we concluded after detailed internal review, discussions with the PD&E consultant Kimley-Horn and Associates, Inc., and a site visit to the Welaunee Plantation, that the proposal in your report presents aesthetic and environmental impact challenges for the project that may be avoided with a less impactful alignment. In addition, we evaluated the financial impacts of the proposed alignment against the currently allocated budget for the project. The proposed alignment would cost an estimated \$3,100,000 above the original project estimate, as described further and in the accompanying graphic.

- 1) By shifting the alignment east, the overall roadway length for both the Welaunee Blvd. and Shamrock Street portion of the project increases. This would result in added design and construction costs to the project of approximately \$900,000 for this modification.
- 2) The alignment proposed in the submitted report has the road traversing a very steep grade in a 'side slope' fashion that would require significant structural walls and fill material to accomplish the alignment. This would add to the project approximately \$600,000 in addition to environmental impacts. The walls and fill required will also unnecessarily 'scar' the natural landscape as we are working in unconstrained right-of-way for this segment of the project.
- 3) Where the proposed alignment turns northeast after crossing I-10, an elevated viaduct will be required, or significant fill brought in, to make the geometric requirements work for the posted design speed of 45 mph. This could add an additional \$900,000 to the project.
- 4) Crossing the natural drainage flow-way further to the east presents greater opportunities for floodway impacts, as the proposed alternative alignment is greater in width than originally contemplated and more proximate to the confluence of the three drainageways that drain much of the plantation before draining further south and east under Miccosukee Road. This will result in a longer span structure or additional fill to cross this low region in the project area that could add \$700,000 to the project.



Again, the project team appreciates the professional proposal that was shared with our team for consideration in the PD&E process. We are always available to discuss options for the project that are in keeping with the overall purpose and need of the project, and further develop the best overall transportation network for our community. Please let me know if you would like to arrange a time to discuss further.

Respectfully,

Daniel Scheer, P.E.  
Blueprint Design and Construction Manager

Attachments:

1 – Buckhead HOA PROPOSED ALTERNATIVE ALIGNMENT for NORTHEAST GATEWAY: Welaunee Blvd. Project Development and Environmental Study

THIS PAGE INTENTIONALLY LEFT BLANK

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #4

July 9, 2020

<b>Title:</b>	Appointment to the Office of Economic Vitality Economic Vitality Leadership Council
<b>Category:</b>	Consent
<b>Intergovernmental Management Committee</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Benjamin H. Pingree, Director, Department of PLACE Cristina Paredes, Director, Office of Economic Vitality Drew Dietrich, Deputy Director Darryl Jones, Deputy Director

---

## STATEMENT OF ISSUE:

This agenda item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) direction to re-appoint three current EVLC members and appoint the six new individuals to serve on the Office of Economic Vitality Economic Vitality Leadership Council (EVLC). The appointment of EVLC members shall be made by the IA Board. In order to be eligible for appointment to the EVLC by the IA Board, a person must be nominated by the Office of Economic Vitality (OEV) through the IMC. This item fulfills that requirement. The item also recommends the addition of a small business representative to the EVLC to provide additional input from a critical sector of our economy – small businesses - and an amendment to the EVLC Bylaws to reflect this membership expansion.

## STRATEGIC PLAN:

The EVLC was created in accordance with the 2017 Second Addendum to the Second Amended and Restated Interlocal Agreement and as recommended by Section C of the Strategic Plan, *Engaging the Community through a New Advisory Structure*. The role of the EVLC is to serve in an advisory capacity to OEV and the IA Board.

## FISCAL IMPACT:

This item does not have a fiscal impact.

## RECOMMENDED ACTION:

- Option 1: Approve the Re-appointments and new appointments and add a Small Business representative to the Office of Economic Vitality Economic Vitality Leadership Council.
- Option 2: Approve the draft amended EVLC Bylaws reflecting the expanded EVLC membership.

## SUPPLEMENTAL INFORMATION:

The EVLC was created in accordance with the 2017 Second Addendum to the Second Amended and Restated Interlocal Agreement and as recommended by Section C of the Strategic Plan, *Engaging the Community through a New Advisory Structure*. This section of the Strategic Plan recommends an advisory committee to enable the following: Professional Economic Development & Business Leadership Experience, Strong Working Relationships with Partners, Business Leadership & Operating Structure, Economic Development Entity / Government Alignment & Coordination of Competitive Projects, and Eliminating Silos / Working toward a Common Goal (p.95). To that end, the EVLC “will serve a vital, ongoing function of continually looking at Tallahassee-Leon County’s ability to compete for entrepreneurial and small business growth, new business investment, existing industry growth and economic expansion through non-traditional activities as well as the delivery of a competitive workforce.” (p.99). To date, the EVLC has met quarterly since its 2017 inception and continues to provide valuable input and recommendations along all the above matters. Its members provide critical outreach and collaboration services to OEV staff, and to the IA Board, helping to ensure that economic development ecosystem partners are aligned and that OEV programs, incentives, and impact are maximized.

During the March 12, 2020, Strategic Plan Workshop, the IA Board approved the restructuring of the EVLC to expand the private sector representation to eight new members and establish a sector seat for non-profits (Attachment #1). As result, the EVLC consists of thirteen members in the categories of: major employer, institute/university, entrepreneurial business, the four target industries, an MWSBE representative, non-profits, financial sector, economic development, talent development, and at-large.

This item seeks the re-appointment of three committee members to two-year terms – Steve Evans, Bill Smith, and Kathleen Daly. Additionally, the item seeks the appointment of eight new members to two-year terms, as outlined in the chart below. The resumes for each recommended appointee will be sent under separate cover.

Finally, staff recommends that the addition of a small business representative to the EVLC, to provide valuable input from a critical sector of our economy – local, small businesses. With the advent of COVID-19, it has become even more evident that communities support their small businesses, as these institutions form the bedrock of our

economy, and not only provide thousands of jobs, but also embrace the unique identity of Tallahassee-Leon County. To that effect, staff recommends the appointment of Gary Simmons to fill the new Small Business representative seat on the EVLC. This would bring total EVLC membership to 14 individuals.

	<b>Name</b>	<b>Role</b>	<b>Appointment</b>	<b>Term</b>
	Kim Moore	Workforce Development	Exp. June 2021	2-year
	Jake Kiker	Entrepreneurial Business	Exp. June 2021	2-year
	Cissy Proctor	Economic Development	Exp. June 2022	2-year
New Appointment	Mark O'Bryant	Major Employer	Exp. July 2022	2-year
New Appointment	Vacant	MWSBE CAC Chairperson	Term is set by the MWSBE CAC Bylaws	
New Appointment	Mitch Nelson	Advanced Manufacturing	Exp. July 2022	2-year
New Appointment	Dr. Temple Robinson	Healthcare	Exp. July 2022	2-year
New Appointment	Ricardo Schneider	Applied Science (Magnetic Taskforce Chair)**	Exp. July 2022	2-year
New Appointment	Mindy Perkins	Professional Services	Exp. July 2022	2-year
New Appointment	Katrina Rolle	Non-profit	Exp. July 2022	2-year
New Appointment	Gary Simmons	Small Business	Exp. July 2022	2-year
Recommended for Re-appointment	Steve Evans	At-Large	Exp. June 2020*	2-year
Recommended for Re-appointment	Bill Smith	Financial Sector	Exp. June 2020*	2-year
Recommended for Re-appointment	Kathleen Daly	Institution of Higher Education	Exp. June 2020*	2-year

\*Eligible for Re-appointment

\*\* Ricardo Schneider is the current chair of the Magnetic Technologies Taskforce

EVLC membership positions and terms are established in the Blueprint Interlocal Agreement and further defined in the EVLC Bylaws. EVLC members may serve two consecutive two-year terms. Appointments and reappointments to the EVLC require action by the IA Board.

An amendment to the Bylaws will be required to incorporate the expanded membership of the EVLC. At its July 1, 2020, meeting the EVLC voted in favor of amending the Bylaws subject to the IA Board approval of the expanded membership, and approval of the draft amended EVLC Bylaws.

## **OPTIONS:**

- Option 1: Approve the Re-appointments and new appointments and add a Small Business representative to the Office of Economic Vitality Economic Vitality Leadership Council.
- Option 2: Approve the draft amended EVLC Bylaws reflecting the expanded EVLC membership.
- Option 3: IA Board direction.

## **RECOMMENDED ACTION:**

- Option 1: Approve the Re-appointments and new appointments and add a Small Business representative to the Office of Economic Vitality Economic Vitality Leadership Council.
- Option 2: Approve the draft amended EVLC Bylaws reflecting the expanded EVLC membership.

### Attachment

1. March 12, 2020 Item #2
2. Draft amended EVLC Bylaws

# Blueprint Intergovernmental Agency Board of Directors Workshop Item #2

March 12, 2020

**Title:** Consideration of Modifications to the Economic Vitality Leadership Council

**Category:** Workshop Item

**Department:** Office of Economic Vitality

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Cristina Paredes, Director, Office of Economic Vitality  
Drew Dietrich, Deputy Director, Office of Economic Vitality

---

## STATEMENT OF ISSUE:

The Tallahassee-Leon County Office of Economic Vitality's Economic Leadership Council (EVLC) was created in accordance with the 2017 Second Addendum to the Second Amended and Restated Interlocal Agreement. The appointment of EVLC members shall be made by the IA Board. In order to be eligible for appointment to the EVLC by the IA Board, a person must be nominated by the Office of Economic Vitality (OEV) through the IMC.

The role of the EVLC is to serve in an advisory capacity to OEV and the IA Board. As established by the EVLC bylaws (Attachment #1), the EVLC consists of seven members in the categories of: major employer, institute/university, entrepreneurial business, financial sector, economic development, talent development, and at-large.

This item recommends adding five new EVLC positions, which cover the four target industries and an MWSBE representative, the re-appointments of existing members, and the reclassifying the Major Employer representative, Ricardo Schneider, to become the Applied Sciences representative. Upon approval, the EVLC would consist of 12 total members.

## FISCAL IMPACT

This item has no fiscal impact.

## STRATEGIC PLAN:

This item proposes an expansion of the EVLC by five new positions; one for each target industry and an MWSBE representative, as discussed and recommended during the January 2020 EVLC strategic planning retreat (Attachment #2).

## RECOMMENDED ACTION:

Option 1: Accept the modifications to the composition of the EVLC and direct the EVLC to amend its Bylaws, Policies, and Procedures to reflect the modifications at its next scheduled meeting. Direct OEV to submit an agenda item to submit nominees for the new appointments to the IA Board for approval at the May 21, 2020 IA Board meeting.

## SUPPLEMENTAL INFORMATION:

### Background

The EVLC was created in accordance with the 2017 Second Addendum to the Second Amended and Restated Interlocal Agreement and as recommended by Section C of the Strategic Plan, *Engaging the Community through a New Advisory Structure*. This section of the Strategic Plan recommends an advisory committee to enable the following: Professional Economic Development & Business Leadership Experience, Strong Working Relationships with Partners, Business Leadership & Operating Structure, Economic Development Entity / Government Alignment & Coordination of Competitive Projects, and Eliminating Silos / Working Toward a Common Goal (p.95). To that end, the EVLC “will serve a vital, ongoing function of continually looking at Tallahassee-Leon County’s ability to compete for entrepreneurial and small business growth, new business investment, existing industry growth and economic expansion through non-traditional activities as well as the delivery of a competitive workforce.” (p.99)

To date, the EVLC has met quarterly since its 2017 inception and continues to provide guidance along all the above matters. Its members provide critical outreach and collaboration services to OEV staff, and to the IA Board, helping to ensure that economic development ecosystem partners are aligned and that OEV programs, incentives, and impact are maximized.

### Current Structure

Currently, the EVLC contains seven members. Each member was appointed based on their experience and vision related to Workforce Development, Financial Sector, Economic Development, Higher Education, At-Large, Entrepreneurial Business, and Major Employer.

In June of 2018 Kim Moore, Jake Kiker, and Ricardo Schneider were re-appointed to serve two-year terms. Other current members of the committee were initially appointed to three-year terms so that future appointments to two year terms (for all members) would not result in the entire committee being subject to expiration of term at the same time.

Blueprint Intergovernmental Agency Board of Directors Meeting  
Item Title: Consideration of Modifications to the Economic Vitality Leadership Council  
Page 3 of 5

<b>Name</b>	<b>Role</b>	<b>Appointment</b>
Kim Moore	Workforce Development	Exp. June 2021
Bill Smith	Financial Sector	Exp. June 2020*
Vacant	Economic Development	Vacant; Contingent upon new Apt.
Kathleen Daly	Institution of Higher Education	Exp. June 2020*
Steve Evans	At-Large	Exp. June 2020*
Jake Kiker	Entrepreneurial Business	Exp. June 2021
Ricardo Schneider	Major Employer	Exp. June 2021

\*Eligible for Re-appointment

### Proposed New Structure

2020 marks the first year of Blueprint dedicated funding to serve projects and intents described within the 2015 Second and Restated Interlocal Agreement. At this point, the Strategic Plan has been in place for over three years and many of its initial activities have been launched or accomplished. In concert, the EVLC's role has evolved to keep pace with activities, from asset identification to marketing and resource allocation. The Targeted Industry Analysis and Selection Study (2018) recommended the pursuit of Healthcare, Applied Science, Manufacturing, and Professional & Technical Sectors.

In the two years since, OEV began its Magnetic Capital marketing campaign and began programming trade show and business engagement in line with these sectors. At this point, OEV staff have recognized a need for sector input from individuals intimately acquainted with the trends, needs, and potential for each target sector. Additionally, the MWSBE Division has completed its Disparity Study, and representation thereof is warranted on the EVLC. Thus, the new proposed seats are:

- Target Industry: Advanced Manufacturing
- Target Industry: Professional Services
- Target Industry: Applied Science
- Target Industry: Healthcare
- Chairman, Minority Women and Small Business Enterprise Citizen Advisory Council

The Economic Vitality Leadership Council met in early January 2020 to review OEV activities from 2018 to 2020 and discuss Council modifications that could benefit the expertise available to and impact of OEV staff. At this meeting, staff presented EVLC members with upcoming term limits and new EVLC position recommendations that can ensure continuity and meet the above objectives. The following section presents EVLC modifications and the rationale for the recommended composition of the EVLC.

Blueprint Intergovernmental Agency Board of Directors Meeting  
Item Title: Consideration of Modifications to the Economic Vitality Leadership Council  
Page 4 of 5

### Next Steps

Since the 2016 Strategic Plan was adopted, a Target Industry Study revealed competitive advantages in the areas of Manufacturing, Applied Science, Professional Services, and Healthcare. In addition, the MWSBE Division lacks representation via a dedicated member on the EVLC. Both target industries and MWSBE are integral parts of OEV's focus, and staff brought this recommendation to the EVLC. Following discussion, EVLC members supported the re-composition of the EVLC as follows:

<b>Name</b>	<b>Role</b>	<b>Appointment</b>	<b>Term</b>
Steve Evans	At-Large	Exp. June 2020*	2-year
Bill Smith	Financial Sector	Exp. June 2020*	2-year
Kathleen Daly	Institution of Higher Education	Exp. June 2020*	2-year
Kim Moore	Workforce Development	Exp. June 2021	2-year
Jake Kiker	Entrepreneurial Business	Exp. June 2021	2-year
Vacant	Economic Development	Contingent upon re-appoint	2-year
	Major Employer	New appointment in May 2020	2-year
	<i>Target Industry: Advanced Manufacturing</i>	<i>Upon Board Approval</i>	<i>2-year</i>
Ricardo Schneider	<i>Target Industry, Applied Science (Magnetic Taskforce Chair)**</i>	<i>Upon Board Approval</i>	<i>2-year</i>
	<i>Target Industry: Professional Services</i>	<i>Upon Board Approval</i>	<i>2-year</i>
	<i>Target Industry: Healthcare</i>	<i>Upon Board Approval</i>	<i>2-year</i>
	<i>MWSBE CAC Chairperson</i>	<i>Upon Board Approval</i>	<i>2-year</i>

\*Eligible for Re-appointment

\*\* Ricardo Schneider is the current chair of the Magnetic Technologies Taskforce

An expanded EVLC can enhance the reach of the organization, leading to improved input, analysis, and strategic direction by involving a larger and more industry focused group of stakeholders.

## CONCLUSION:

As part of the 2020 strategic planning process, staff and the EVLC examined current and future roles and appointments of the Council. As a result, this item recommends the creation of five new seats and the re-appointment of all current members, in accordance with the end of their current terms. Mr. Schneider is recommended for re-appointment, with a reclassification from the “Major Employer” to the “Target Industry: Applied Science” seat. These actions reflect the refinement of community strengths and assets wherein OEV can make meaningful contributions to job creation, capital expenditure, talent attraction and retention, and overall vitality. Therefore, OEV recommends Option 1.

**Action by EVLC:** The EVLC voted to transmit the above recommendations to the IA Board at its January 10, 2020 strategic planning retreat.

## OPTIONS:

Option 1: Accept the modifications to the composition of the EVLC and direct the EVLC to amend its Bylaws, Policies, and Procedures to reflect the modifications at its next scheduled meeting. Direct OEV to submit an agenda item to submit nominees for the new appointments to the IA Board for approval at the May 21, 2020 IA Board meeting.

Option 2: Do not accept the EVLC modifications.

Option 3: IA Board Direction.

## RECOMMENDED ACTION:

Option 1: Accept the modifications to the composition of the EVLC and direct the EVLC to amend its Bylaws, Policies, and Procedures to reflect the modifications at its next scheduled meeting. Direct OEV to submit an agenda item to submit nominees for the new appointments to the IA Board for approval at the May 21, 2020 IA Board meeting.

### Attachments:

1. EVLC Bylaws, Policies, and Procedures
2. January 10, 2020 EVLC Agenda and Minutes

THIS PAGE INTENTIONALLY LEFT BLANK

**OFFICE OF ECONOMIC VITALITY LEADERSHIP COUNCIL**  
**BYLAWS, POLICIES, AND PROCEDURES**  
**ADOPTED July 20, 2017**

1. PREAMBLE

The Tallahassee-Leon County Office of Economic (OEV) Vitality Leadership Council (EVLC), created in accordance with the Interlocal Agreement, dated December 9, 2015, may be amended from time to time, between the Tallahassee City Commission and Leon County Board of County Commissioners (“Interlocal Agreement”), and the one cent sales tax extension referendum approved by the voters at the November 4, 2014, General Election. The intent of these Bylaws, Policies, and Procedures is to provide guidance for the operation of the EVLC to ensure the accomplishment of objectives identified in the Economic Development Strategic Plan and as assigned by the Blueprint Intergovernmental Agency Board of Directors (“the Board”), consistent with the language and intent of the referendum approved by the voters.

2. EVLC PURPOSE AND FUNCTION

- 2.1. The EVLC shall fulfill its responsibilities to the citizens of Tallahassee-Leon County in accordance with the Economic Development Strategic Plan approved by the Board at its October 27, 2016 meeting.
- 2.2. The role of the EVLC is to serve in an advisory capacity to the OEV.
- 2.3. The EVLC shall serve as an executive committee to the EVCC.
- 2.4. The EVLC shall continually look at Tallahassee-Leon County’s ability to be competitive in each of the six identified economic development areas of focus (business formation, technology and commercialization, business retention and expansion, business recruitment, talent development, and the creative economy) as well as the community overall.
- 2.5. To carry out its function as an advisory committee to the OEV, the EVLC shall:
  - 2.5.1. Encourage knowledge of all local programs and collaboration across each.
  - 2.5.2. Recommend improvements for competitiveness.
  - 2.5.3. Outline a plan to increase the community’s ability to compete across the six identified economic development initiatives and overall as a community.
  - 2.5.4. Engage members of the EVCC to pursue specific competitiveness objectives and strategies in conjunction with staff through committee or task force models.

3. EVLC MEMBERSHIP

- 3.1. EVLC membership is established in the Interlocal Agreement, setting forth the minimum standards for the EVLC, which shall be comprised of the following:
  - 3.1.1. One (1) major employer representative
  - 3.1.2. One (1) institute of higher education representative

- 3.1.3. One (1) entrepreneurial business representative or a representative from that community
  - 3.1.4. One (1) financial sector representative
  - 3.1.5. One (1) economic development representative
  - 3.1.6. One (1) workforce development representative
  - 3.1.7. One (1) at-large member
  - 3.1.8. One (1) MWSBE CAC Chairperson
  - 3.1.9. One (1) advanced manufacturing representative
  - 3.1.10. One (1) healthcare representative
  - 3.1.11. One (1) applied science representative (Magnetic Taskforce Chair)
  - 3.1.12. One (1) professional services representative
  - 3.1.13. One (1) non-profit representative
  - 3.1.14. One (1) small business representative
- 3.2. The Director of PLACE and the Director of OEV shall serve as ex officio non-voting members.
- 3.3. The appointment of EVLC members shall be made by the Board. In order to be eligible for appointment by the Board, a person must be nominated by OEV staff. It is the intention that the makeup of the EVLC be representative of the diversity of the businesses and organizations in Tallahassee-Leon County. EVLC members serve at the pleasure of the Board.
- 3.4. EVLC members are appointed for two-year terms. If a member wishes to no longer serve on the EVLC, or is removed from the EVLC, the Board shall appoint a replacement from the membership category from which the member was nominated.
- 3.5. The initial terms for members appointed by the Board in 2017 shall be staggered in two and three year terms so that memberships will not expire concurrently.
- 3.6. Memberships are subject to a two consecutive-term limitation.
- 3.7. If more than one person is nominated to serve as a representative for a membership category, OEV staff will review the nominations and provide a recommendation to the Board.
4. VACANCIES
- A member's position shall become vacant when:
- 4.1. A member is absent from 33% of scheduled meetings in a given calendar year, regardless if such absence is excused or unexcused. All absences will be duly recorded in the meeting minutes. Absences from emergency or special called meetings will not be recorded against a member in calculating the percent of absences. However, attendance at emergency or special called meetings may be used to offset absences from regularly scheduled meetings. Special exceptions on the removal of members for absences may be made by the Director

of PLACE when the absences are due to health or time-limited extenuating circumstances and the absences do not affect the ability of the council to maintain quorum; or

4.2. When a member no longer meets eligibility requirements; or

4.3. When a member's term expires; or

4.4. When a member resigns.

## 5. VOTING

5.1. Each member of the EVLC shall have one vote.

5.2. Proxy votes and absentee ballots shall not be permitted.

## 6. EVLC OFFICERS, ELECTIONS, AND DUTIES

6.1. The Chair of the EVLC shall also serve as the At-Large member of the Competitive Projects Cabinet.

## 7. EVLC MEETINGS AND AGENDAS

7.1. The EVLC shall meet quarterly at times and places as approved by the EVLC. Meeting dates and times may be changed to accommodate holidays or for other valid reasons.

7.2. Every attempt shall be made to send agenda packages to EVLC members seven (7) days prior to a regular EVLC meeting.

7.3. There shall be an official agenda for every EVLC meeting. The agenda shall be prepared by OEV staff.

7.4. The agenda and supporting information for each EVLC meeting shall be prepared and emailed to each member.

7.5. Any EVLC member, the Board, or OEV staff may place additional items on the EVLC agenda, with the approval of the Director of PLACE.

## 8. OFFICIAL ACTIONS

8.1. All official actions of the EVLC shall require a quorum, and shall be upon motion and affirmative vote of a majority of those voting members present.

8.2. All official and formal positions of the EVLC, regardless of whether adopted or rejected, shall be recorded in the minutes. Verbatim minutes are not required, but minutes shall include an accurate summary of discussions and actions taken.

## 9. CONDUCT OF MEETING

9.1. All EVLC meetings shall be conducted under the requirements of the Florida "Government in the Sunshine" law and be open and accessible to the public.

9.2. The public will not have the right to speak, enter into discussion, or actively participate in any way except upon the permission of the Director of PLACE.

9.3. In the absence of rules covered in this document, Roberts Rules of Order shall govern all EVLC meetings.

- 9.4. A quorum for EVLC meetings shall consist of a majority of current members appointed to the EVLC.
- 9.5. Any EVLC member who has a conflict of interest on any particular matter shall declare the conflict of interest before discussion and a vote is taken and shall abstain from voting on that issue.
- 9.6. As related to members who cannot physically attend the EVLC meeting, the EVLC will utilize, as appropriate, the intent of the "Telephonic Participation in Agency Meetings Policy" (Policy 105) as adopted by the Board on February 16, 2004. The following specific items are noted:
  - 9.6.1. A member participating telephonically will not count in the determination of a quorum;
  - 9.6.2. A member participating telephonically shall be able to vote as required and in accordance with the Bylaws;
  - 9.6.3. Only two members may participate telephonically at any meeting.
- 9.7. The Director of PLACE and Director of OEV shall preside at all meetings of the EVLC and shall direct the EVLC with regard to its purpose, function, goals, and responsibilities.

## 10. ADMINISTRATION

- 10.1. Meetings shall be held quarterly at dates, times, and places approved by the EVLC.
- 10.2. Meeting dates, times, and places shall be provided to the City Communications Department and County Public Information Office, and will be made available at [www.OEVforBusiness.org](http://www.OEVforBusiness.org).
- 10.3. A special meeting may be called by the Director of PLACE or Director of OEV. Each member of the EVLC shall receive a notification of such special meeting, stating the date, hour, and place of the meeting, and the purpose for which the meeting is called.
- 10.4. An emergency meeting may be called by the Director of PLACE or Director of OEV when an emergency exists which requires immediate action by the EVLC. When such a meeting is called, each member shall be notified, stating the date, hour, and place of meeting, and the purpose for which it is called, and no other business shall be transacted at that meeting. At least a twenty-four (24) hour advance notice of such emergency meeting shall be given before the time the meeting is held.
- 10.5. If, after reasonable diligence, it becomes impossible to give notice to each EVLC member, such failure shall not affect the legality of the emergency meeting, if a quorum is present.
- 10.6. The Director of PLACE and the Director of OEV shall serve as ex officio non-voting members of the EVLC.
- 10.7. OEV staff shall be responsible for the preparation and recording of minutes of all EVLC meetings and all notices and agendas for the EVLC meetings.
- 10.8. The Director of PLACE and Director of OEV shall transmit EVLC's decisions or recommendations to the Board by incorporating such decisions or recommendations into the applicable agenda item at the next available meeting.

## 11. AMENDMENT

11.1. These bylaws may be amended from time to time, upon a two-thirds vote of those voting members present at a regularly scheduled EVLC meeting.

11.2. Amendments to the bylaws shall become effective immediately after the approval of the EVLC.

## 12. EFFECTIVE DATE

12.1. These Bylaws, Policies, and Procedures shall become effective immediately upon approval of the EVLC.

THIS PAGE INTENTIONALLY LEFT BLANK

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

**July 9, 2020**

**Title:** Acceptance of the Draft Blueprint Citizens Advisory Committee (June 25, 2020) and Economic Vitality Leadership Committee (March 24, 2020 & July 1, 2020) Minutes

**Category:** Consent

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Cristina Paredes, Director, Office of Economic Vitality

---

**STATEMENT OF ISSUE:**

This agenda item presents the draft summary meeting minutes for the June 25, 2020, Blueprint Intergovernmental Agency Citizens Advisory Committee (CAC) and March 24, 2020 and July 1, 2020, Office of Economic Vitality Economic Vitality Leadership Committee for consideration and acceptance by the Blueprint Intergovernmental Agency Board of Directors (IA Board).

**FISCAL IMPACT**

This item has no fiscal impact.

**RECOMMENDED ACTION:**

Option 1: Accept the Draft June 25, 2020, Blueprint Citizens Advisory Committee and March 24, 2020 and July 1, 2020, Economic Vitality Leadership Committee Minutes.

## **OPTIONS:**

Option 1: Accept the Draft June 25, 2020, Blueprint Citizens Advisory Committee and March 24, 2020 and July 1, 2020, Economic Vitality Leadership Committee Minutes.

Option 2: IA Board Direction.

### Attachments:

1. Draft Summary Minutes of the Blueprint Citizens Advisory Committee on June 25, 2020.
2. Draft Summary Minutes of the Office of Economic Vitality Economic Vitality Leadership Committee on March 24, 2020.
3. Draft Summary Minutes of the Office of Economic Vitality Economic Vitality Leadership Committee on July 1, 2020.

# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** September 3, 2020  
**To:** Citizens Advisory Committee  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes for June 25, 2020 CAC Meeting

---

## Committee Members present:

Elva Peppers, Chair	J.R. Harding
Jim McShane, Vice Chair	Allen Stucks
Bill Berlow	Kathy Bell
Daniel Petronio	Neil Fleckenstein
Hugh Tomlinson	Peter Okonkwo
Sean McGlynn	Robert Volpe

## Committee Members absent:

Claudette Cromartie	Linda Vaughn
---------------------	--------------

## I. AGENDA MODIFICATIONS

There were no agenda modifications.

## II. CONSENT

**ACTION TAKEN: Jim McShane moved, seconded by J.R. Harding, the consent agenda as presented. The motion passed 12-0**

1. Approval of the February 27, 2020, CAC Meeting Minutes

**Option #1: Approve the February 27, 2020, CAC meeting minutes.**

2. Acceptance of the Status Report Update on Blueprint Infrastructure Projects

**Option #1: Accept the June 2020 Status Update on Blueprint Infrastructure Projects.**

3. Recommendation of Acceptance of a Status Update on the Northeast Gateway: Welaunee Boulevard Project

**Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors accept the status updater for the Blueprint 2020 Northeast Gateway project**

**III. GENERAL BUSINESS**

**4. Recommendation of Acceptance of the Status Report on Local Stormwater Facilities**

Autumn Calder and Susan Tanski provided a presentation to the CAC on the stormwater report requested by the Blueprint Intergovernmental Agency Board of Directors, which included clarification of the purpose and types of stormwater ponds and the benefits provided, water quality regulations and standards for recreational waterbodies versus stormwater facilities, and examples of innovative technology for improve water quality of runoff. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Bill Berlow questioned if the water quality standards differed for facilities near commercial or residential areas. Mark Heidecker, with the City of Tallahassee Stormwater Division, stated that the location of the facility did not change water quality standard for the facility.

Sean McGlynn questioned the amount of treatment the varying facilities provided and why there was not more information included on the lakes and water bodies downstream. Mark Heidecker stated that the standards applied to stormwater systems were less stringent than those applied to a lake with recreational standards. While it was difficult to speak to stormwater management facilities without also including the downstream waterbodies, the focus of the report requested by the IA Board was on potential health hazards and to verify if the controls put in place by the City, County, and Blueprint were working effectively.

Neil Fleckenstein noted the varying standards for treatment of water volume in the parts of the county, such as closed basins or Lake Jackson Drainage Basin that had more stringent standards than required by the state which reduced pollutants entering the receiving waterbodies. He questioned if higher standards for nutrient enrichment could reduce the blue-green alga blooms. Mark Heidecker stated that nutrients were the positive pollutant to the Cyanobacteria blooms and the increased minimum criteria in Leon County and designation of the referenced special zones all helped to further reduce nutrient pollution. Furthermore, the pending Florida Senate Bill 712, may initiate a review of current practices and lead to updated stormwater design practices.

Autumn Calder stated protecting water resources was a core principle of Blueprint, and funding has been allocated through both Blueprint sales tax programs to support this, including \$50 million dedicated through the Blueprint 2000 program and \$85 million through the 2020 program.

**Citizen Comments:**

One comment was received on Item 4 and included as Attachment 1.

**Bill Berlow moved, seconded by JR Harding, to approve Option #1.**

**Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors accept the Status Report on Local Stormwater Facilities.**

**The motion passed 11-1 with Sean McGlynn dissenting.**

**IV. INFORMATIONAL ITEMS/PRESENTATIONS**

- Office of Economic Vitality Project Updates
  - Drew Dietrich provided a brief overview of the activities of the Office of Economic Vitality (OEV) that included:
    - COVID-19 response and relief efforts, development of business and community resource websites, and business impact surveys.
    - The COVID-19- Economic Disaster Relief (CEDR) Grant program, which closed 12 days after activation, provided \$1,149,000 in grant funds to assist 561 businesses with more than 4,400 employees.
    - The Local Emergency Assistance for Non-profits (LEAN) Grant program awarded 233 non-profits, employing more than 2,300 people, with \$582,500 in grant funds.
    - MWSBE office updates:
      - Implementation of consolidated Minority and Women Owned Business Enterprises (MWBE) Policy and Procedures for increased collaboration between Blueprint, the City and County.
      - Launched the MWBE Academy Webinar Series to support private and public construction opportunities at the South Monroe Walls development.
  - OEV staff continues to receive interest in company expansions with particular interest in bio-tech and agricultural projects. Recruitment operations continue remotely.
  - Presentation is on file at Blueprint Intergovernmental Agency

Neil Fleckenstein requested additional information on agricultural interests. Drew Dietrich stated that Tallahassee was shortlisted for operations by companies, both nationally and globally. The close proximity of our airport to the rural communities in north Florida and south Georgia could potentially support cultivation of new crops for production and research and development. Two of the projects required non-disclosure agreements so specific details of these business interests was unavailable.

- Presentation on Projected Sales Tax Revenue Impacts from COVID-19
  - Tres Long provided a brief overview of the revenue projections as a result of COVID-19:
    - The current estimate projected approximately \$20 million reduction for Blueprint Intergovernmental Agency through Fiscal Year (FY) 2025; approximately \$17 million reduction for Infrastructure and \$3 million reduction for OEV. Overall projected sales tax revenue declines include a projected 11% decline in FY 2020, a 10.44% decline in FY 2021, and 2.5% increases for FY 2022-2024.
    - Based on COVID-19 impacts, the 20-year revenue forecast projected a \$97 million reduction for the Blueprint Intergovernmental Agency.
    - The April 2020 sales tax remittance came in at a 30% decline, which was 10% better than initial projections.
    - Further updates would be presented at the July 9, 2020 IA Board Budget Workshop.

- The final FY 2021-2025 revenue estimates will be presented at two public hearings for adoption of the Blueprint Intergovernmental Agency budget. The first public hearing will be held at the next CAC meeting, scheduled for September 3, 2020, and the second and final public hearing scheduled for the IA Board meeting on September 17, 2020.
- Presentation is on file at Blueprint Intergovernmental Agency

Daniel Petronio inquired regarding the available sales tax revenue data used that will be used to develop the final budget. Tres Long stated that there was a two month delay in receiving the data for sales tax revenue collection. Therefore, the most current data for June 2020 was the April 2020 data. Looking ahead to September, the final revenue estimates would be based on June 2020 data received at the end of August 2020.

Bill Berlow questioned how that would impact the capital projects. Ben Pingree stated staff continued to monitor economic trends and had already taken action through a hiring freeze and in mitigating expenditures. Mr. Long noted the 20-year modification however, there were currently no changes to the prioritization of projects for the Blueprint program.

**V. PROJECT LIAISON UPDATES**

Elva Peppers provided an update on the Capital Circle Southwest Greenway and Debbie Lightsey Nature Park, which were in a public comment period with virtual outreach opportunities scheduled for community engagement. The projects were on track with survey work under way and permitting was anticipated to be complete by February 2021.

Elva Peppers also provided an update on the Lake Jackson Greenway project which was just beginning with the Gresham-Smith consultant team.

Peter Okonkwo provided an update on Capital Cascades Trail Segment 3, which was 90% complete and proceeding according to schedule.

Neil Fleckenstein provided an update on the Bannerman Road project, including the evaluation of widening to four lanes from Tekesta to Meridian Road. Mr. Fleckenstein encouraged deeper investigation into the cost benefit analyses of expanding Bannerman Road to four lanes to Meridian Road. He questioned what would not be funded if the IA Board chose to allocate funds to expand the project.

Sean McGlynn provided an update on Lake Lafayette and St. Marks Linear Park project stating that the IA Board reallocated FY 2020 funding from the project to fund the LEAN Grant. Mr. McGlynn stressed the importance of the project due to the importance of the karst area and trail connections around Lake Lafayette.

**VI. ADJOURN**

**JR Harding moved, seconded by Bill Berlow, to adjourn.**

**The motion passed 8-0 with Kathy Bell, Jim McShane, and Peter Okonkwo having already exited the meeting.**

**The meeting adjourned at 6:06 pm.**



THIS PAGE INTENTIONALLY LEFT BLANK



**Economic Vitality  
Leadership Council  
Emergency Meeting**

**March 24, 2020 11:00 am  
via Global Meet Conference**

**Meeting Minutes**

**MEMBERS PRESENT**

Steve Evans, Chair	Bill Smith
Kathleen Daly	Ricardo Schneider

**MEMBERS ABSENT**

Kim Moore	Jake Kiker
-----------	------------

**I. AGENDA MODIFICATIONS**

There were no agenda modifications.

**II. COUNCIL DISCUSSION**

County Administrator, Vince Long, provided a presentation on the economic impacts of COVID-19 and the need for relief to small businesses in Tallahassee-Leon County. He spoke of the anticipated state and federal stimulus programs and individual payments to people that all hoped would shorten the potential economic crisis. He stated that the purpose of the emergency meeting of the Economic Vitality Leadership Council (EVLC) was to introduce a local economic relief life-support program through the Office of Economic Vitality (OEV).

Ben Pingree stated that with City and County Leadership, OEV staff identified \$1 million in the Fiscal Year (FY) 2020 budget allocated for the initial reimbursement payment to the City and County for standing up to OEV in 2016. He outlined the key objectives and tenets of the program:

- Key Objectives
  - Protect existing small businesses
  - Avoid additional unemployment
  - Not duplicate federal or state efforts
  - Identify gaps to the federal and state programs
  - Create meaningful impacts in the gap
  - Cognizance of preserving capacity

- Key Tenets
  - Grant program to assist viable small businesses in Tallahassee-Leon County
  - Must have one to 50 employees
  - Must demonstrate 50-percent reduction in revenues due to COVID-19
  - Must be a for-profit business
  - Must have an active utility account in good standing
  - Must pledge in good faith that you will maintain employment level for 45-days
  - Must have applied for US SBA Economic Injury Disaster Loan or the Florida Small Business Emergency Bridge Loan

If the IA Board approved the grant, Mr. Pingree stated that it would launch March 26, 2020, and remain open for 30-days. He committed to processing applications and \$2,500 payments to business within five business days and anticipated serving approximately 400 small business.

City Manager, Reese Goad, supported the proposal and stated that it was imperative to act with speed and agility to fill the gap to state and federal support.

Bill Smith questioned if staff felt it necessary to allocate resources for professional assistance to small business with the application process. Ben Pingree stated that the Florida Agriculture & Mechanical University (FAMU) Small Business Development Center (SBDC) was prepared to provide that support as they also administered the Florida Emergency Bridge Loan. Furthermore, OEV staff would be available as an ombudsman of the programs; along with City and County staff also. Cristina Paredes noted that OEV staff was active in that regard with educating business on the development of a Continuity of Operation Plan for emergencies.

Sean Pittman, President of the Big Bend Minority Chamber of Commerce, questioned if there was opportunity for the City or County to provide training to local organizations to support the application process. Steve Evans noted a capacity issue but that it could be considered along with developing an implementation plan with local partners.

Sue Dick, President of the Tallahassee Chamber of Commerce, questioned if the deadline for the grant should be closer to that of the state and federal loan programs. Ben Pingree stated the program would have a 30-day check in with a closing date of May 8, 2020. The program was intended to be a “bridge to the bridge” of state and federal support. He noted that speed and efficiency were staff priorities and reiterated the commitment to processing applications for payment as quickly as possible.

Bill Smith questioned the maximum payout, for a qualifying business. Ben Pingree stated that the award was \$2,500. Mr. Smith expressed concern that considering the number of employees, \$2,500 might not be sufficient to meet the requirement to maintain employees for 45-days. Mr. Pingree stated that alone, it would not. However, the grant program was structured to align with and be a “bridge to the bridge” of state and federal programs. Commitment to the employee retention criteria would require one of the emergency loans. The OEV grant would provide for immediate needs, until the loan was secured.

Bill Smith questioned if the City of Tallahassee was considering a grace period or amortization of utility accounts. The City Manager departed the call and was unavailable to respond. Ben Pingree stated that it was a consideration based on other conversations with the City.

Sue Dick inquired to the effective date for the employment pledge as some business had begun furloughs. Ben Pingree stated that the effective date would be the date of acceptance. The

goal good faith pledge being to shore up workforce and minimize unemployment. Furthermore, the historic federal stimulus package that would allow creative alternatives to support employee retention.

Katrina Tuggerson with the Big Bend Minority Chamber, questioned how the grant would help micro businesses and solopreneurs in the service industry. Ben Pingree stated that they were eligible to apply for the grant program.

Bill Smith requested information on the survey results. Cristina Paredes stated that OEV received approximately 200 responses. Ninety percent had fewer than 50 employees. Approximately half did not know about the services available. One third were unfamiliar with a business continuity plan and one third did not have one. Lastly, approximately 46 percent of respondents reported normal business hours and 26 percent was evaluating the effect to their business.

Sue Dick stated that six months would be the maximum timeframe for sustainability according to the survey results from the Tallahassee Chamber of Commerce members. She questioned the breakdown of the number of employees across business and if a tiered award structure would be possible, whereby businesses with more employees received a larger grant award. Ben Pingree expressed confidence in the inclusionary nature of the program and that it was aligned with to the business community.

Katrina Tuggerson questioned if churches or non-profits would be eligible for the program. Ben Pingree stated that applicants must be for-profit businesses.

**III. CLOSING / ADJOURN**

The meeting adjourned at 11:57 p.m.

*Next Economic Vitality Leadership Council Meeting:  
Tuesday, May 13, 2020 at 11:00 am*

THIS PAGE INTENTIONALLY LEFT BLANK



**Economic  
Leadership Council  
Emergency Meeting**

**Vitality**

**July 1, 2020 11:30 am  
via Global Meet Conference**

**Meeting Minutes**

**MEMBERS PRESENT**

Steve Evans, Chair	Cissy Proctor
Kathleen Daly	Bill Smith
Jake Kiker	Ricardo Schneider
Kim Moore	

**I. WELCOME**

There were no agenda modifications.

**II. INFORMATIONAL ITEMS**

- COVID-19 Economic Data Report

Cristina Paredes provided a brief presentation on the results of the third installment of the Business Impact Survey including the disruptive nature that COVID-19 had on foreclosures, tourism, employment and commercial vacancies, the increase in unemployment claims, and decrease in employment from March to May 2020.

Richard Fetchick provided a brief update on retail activity in Tallahassee-Leon County including that general merchandise stores, such as Wal-Mart and Target, saw an increase in activity whereas restaurants and bars reported significant decreases in activity, due to the shutdown orders. The year over year data analysis of consumer impacts in Collegetown (down 90%), Midtown (down 89%), and North-town (down 73%) indicate that all parts of Tallahassee-Leon County were impacted by the pandemic. Job postings noted a decrease in secretaries, sales and finance jobs while healthcare and public relations jobs increased; major developments also continued moving forward.

- Business Development Project Update

Cristina Paredes provided a brief presentation of OEV's COVID-19 response, including results of the COVID-19 Economic Disaster Relief (CEDR) grant program and the Local Emergency Assistance for Non-profits (LEAN) grant program.

Steve Evans recommended Cristina Paredes speak to the response of the grants recipients. Ms. Paredes shared that OEV received many expressions of gratitude from small businesses. Kim Moore praised the collaborative effort and leadership of OEV stating that many business owners shared that they would not have survived without the grant funds.

Cissy Proctor questioned how OEV prevented the duplication of benefits, what auditing practices were in place, and if a “Frequently Asked Questions” (FAQ) guide was available to businesses. Ms. Paredes stated that both CEDR and LEAN grants were unrestricted in use. However, restrictions existed for the Payroll Protection Program. The restrictions were outlined in partnership with the FAMU Small Business Development Center and Jim Moran Institute. Furthermore, OEV was working with Leon County on the FAQ for the CARES Act funds. That program would mirror the CEDR Grant in structure but would have stricter requirements.

Drew Dietrich provided a brief presentation on OEV Business Development project updates

Kevin Gehrke provided a brief presentation on biotech recruitment projects including a medical supply company that was looking to relocate to Florida, and through collaboration with FloridaMakes the development of the Big Bend Region Manufacturers Association (BBRMA), which would serve an eight county area.

Mr. Evans noted that three of the four partnership projects with FSU were biotech. He stressed the importance of the relationships with local universities in attracting businesses.

Kim Moore questioned the connection between the BBRMA and Career Source. Kevin Gehrke stated that Career Source was involved with and excited for the possibilities the project created. The BBRMA would represent eight counties and provide benefit to small organizations with limited resources to provide training opportunities in manufacturing and develop detailed skills set through collaboration with both organizations. Ms. Moore requested that Tallahassee Community College be included in those conversations to help build the bridge to the workforce and to avoid overlap.

**III. COUNCIL DISCUSSION**

- 1. Approval of January 10 and March 25, 2020, Economic Vitality Leadership Committee (EVLC) Meeting Minutes

**Kim Moore moved, seconded by Kathleen Daley, to approve the January 10 and March 25, 2020, EVLC minutes.**

**The motion passed 7-0.**

- 2. Presentation on Fiscal Year 2020, Fiscal Year 2021 Preliminary Proposed Budget

Cristina Paredes provided a brief presentation on the FY 2020-2021 Preliminary Proposed Budget.

Steve Evans questioned if the FY21 revenues reflected the adjustments from the pandemic and the overall impact of the OEV budget. Cristina Paredes confirmed the adjustment to FY21 and stated that the revenue budget was down 19 percent. Drew Dietrich confirmed 19 percent was correct and noted that it was 10 percent less than anticipated.

Given the “new normal” and increased digital connectivity of businesses, Ricardo Schneider questioned if the Convention Center project would be reassessed or revised. Cristina Paredes stated that it was a discussion point with Florida State University and for the IA Board at the July 9, 2020, Blueprint Intergovernmental Agency Budget Workshop. Steve Evans noted that it was a critical issue for all involved entities and encouraged the evaluation of commitment levels by all parties.

3. Discussion and Recommendation on Competitive Project Fund and Future Opportunity Leveraging Fund Policies

Cristina Paredes provided a brief presentation on the Competitive Project Fund (CPF) and Future Opportunity Leveraging Fund (FOLF).

Steve Evans expressed the importance of the development of these two funds noting that the CPF could receive up to \$1 million annually and up to \$2.5 million for FOLF. The annual allocation would depend on the economic support available and would be dedicated to the purpose intended.

Cissy Proctor questioned if FOLF or CPF would fill the gap created through ending the Qualified Targeted Industries (QTI) program. Cristina Paredes stated that it could and noted that both were incentive programs based on performance.

**Kim Moore moved, seconded by Kathleen Daly, to recommend approval of the Competitive Project Fund and Future Opportunity Leveraging Fund policies.**

**The motion passed 7-0.**

4. Discussion and Recommendation on 1309 Alabama Street Project

T.J. Lewis and Susan Dawson provided a brief presentation on the 1309 Alabama Street project including the Griffin Heights Neighborhood FIRST initiative, planning issues associated with the community, and preliminary design concepts by DesignWorks. Ms. Dawson provided information on preliminary assessments and findings necessary to determine the next steps and property acquisition of 1309 Alabama Street.

Jake Kiker questioned the terms of the proposed sale. Ms. Dawson stated that the Agency was not at a point of acquisition only presenting the findings from the preliminary assessment of the property. The owner would need to accept OEV's offer, resolve the issues with leans and probate for OEV to take any further action. Mr. Kiker expressed his support for the project and the benefits to the neighborhood. He also noted the heavy lift it would be in time and money for OEV.

Kim Moore asked if accepting the report would exclude opportunities for other parties to consider development of the property. Ms. Dawson stated that the goal was to acquire the property; the IA Board would provide additional direction later.

Jake Kiker stated that it seemed as though OEV was settled on the direction of government ownership. He encouraged OEV to explore incentive packages with independent third party investors, possibly through a neighborhood trust or other alternative that did not include government ownership, even temporarily. He stated that it would be easier and cheaper with independent investors because they would take on the risk and provide the capital. OEV taking title of the property would not be economically beneficial.

Ricardo Schneider recommended that OEV invite private sector to explore the property for concepts and ideas.

**Kim Moore moved to accept the status report without endorsement**

**Jake Kiker offered a friendly amendment to explore options for OEV not taking title of the property. Kim Moore accepted the friendly amendment. Mr. Kiker seconded the motion.**

**The motion passed 7-0.**

5. Approval of the Amended EVLC Bylaws

Susan Dawson provided a brief overview of the necessary amendments to the bylaw to expand the membership approved by the IA Board at the March 12, 2020 Strategic Plan Workshop.

**Kim Moore moved, seconded by Kathleen Daly, to recommend approval of the amendments to the bylaws.**

**The motion passed 7-0.**

6. Presentation on the FAMU Stadium Proposal

Cristina Paredes provided a summary of the funding requests by FAMU for renovations to Bragg Stadium.

Bill Smith questioned if the commercialization component of the project has gone away. Cristina Paredes confirmed that the new funding request did not include the commercialization of the project.

7. Presentation and Discussion on Leon CARES Small Business Support Program

Cristina Paredes provided a summary of the Leon CARES Small Business Support Program including criteria and eligibility of the program. She also noted that the CRA approved the disaster assistance program for economically distressed businesses within the Greater Frenchtown / Southside area.

Cissy Proctor questioned if the program included the prioritization of a commitment to assist with the success of the business. Cristina Paredes stated that OEV included language, borrowed from Orange County, for the baseline pledge associated with the CARES Act to remain open past the health implications of COVID-19.

**IV. CLOSING / ADJOURN**

Steve Evans recognized the remarkable work by OEV and encouraged the continued focus on six key areas:

- 1. Business Recruitment
- 2. Energy of Entrepreneurialism
- 3. Area of Research and Commercialization
- 4. Skill Development
- 5. Business Retention
- 6. MWSBE Impact

**Kim Moore moved, seconded by Cissy Proctor, to adjourn.**

**The motion passed 6-0 with Ricardo Schneider have already departed the meeting.**

The meeting adjourned at 1:22 p.m.

*Next Economic Vitality Leadership Council Meeting:*  
Wednesday, September 2, 2020 at 11:30 am

**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #6**

**July 9, 2020**

**Title:** Ratification of the July 9, 2020 Blueprint Intergovernmental Agency Budget Workshop

**Category:** Consent

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff/Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Cristina Paredes, Director, Office of Economic Vitality

---

**STATEMENT OF ISSUE:**

This agenda item will be provided under separate cover and will ratify actions as approved by the Blueprint Intergovernmental Agency Board of Directors (IA Board) at their workshop on July 9, 2020.

[Meeting Materials Link](#)

THIS PAGE INTENTIONALLY LEFT BLANK

**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #7  
July 9, 2020**

**Title:** Status Report and Consideration of 1309 Alabama Street Property

**Category:** General Business

**Intergovernmental Management Committee** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Susan Dawson, Blueprint Attorney  
Cristina Paredes, Director, OEV  
T.J. Lewis, Business Development Manager, OEV

---

**STATEMENT OF ISSUE:**

At the January 30, 2020, meeting, the Blueprint Intergovernmental Agency Board of Directors (IA Board) directed staff to obtain a professional appraisal, title search, and perform other applicable requirements per the Blueprint Real Estate Policy and bring back an agenda item for consideration regarding the purchase of the property located at 1309 Alabama Street. This agenda item provides an overview of the professional appraisal, title search, structural, and environmental inspections conducted for this property, as well as conceptual land use scenarios provided by the Tallahassee-Leon County Planning Department, DesignWorks, based on the property's underlying land use classification and zoning, and requests IA Board direction to proceed with negotiations to purchase the property.

**STRATEGIC PLAN:**

The Office of Economic Vitality, under the policy direction of the IA Board, serves to improve the business climate and reduce challenges for existing businesses. While the Economic Development Strategic Plan does not expressly provide support for community redevelopment projects, the potential purchase of the property is consistent with the authority granted to the IA Board under the Second Amended and Restated Interlocal Agreement. OEV funds may be utilized to purchase the parcel per IA Board direction.

## **FISCAL IMPACT:**

Should the IA Board wish to move forward with the purchase of the 1309 Alabama Street property, this item will have a fiscal impact based on the appraised value of \$170,000; however it is important to note, that additional costs may be incurred specifically related to closing costs, property remediation and rehabilitation, as well as operating expenses should this project be owned and managed by OEV staff. These additional costs have not yet been determined.

## **RECOMMENDED ACTION:**

Option 4: IA Board Direction.

## **SUPPLEMENTAL INFORMATION:**

### **BACKGROUND**

The subject property identified under the parcel ID: 212635 M0010, consists of a 0.25 acre +/- lot situated at the southeast corner of Alabama and Harlem Streets within Tallahassee's Griffin College Heights (Griffin Heights) subdivision. The parcel is zoned Residential Preservation 2 (RP-2) within the *Residential Preservation* land use category, also within the Tallahassee Multi-Modal Transportation District and Urban Services Area. The property is included within two economic incentive areas: Historically Underutilized Business Zone and the state of Florida's Urban Jobs Tax Credit area. The property is not located within a CRA.

The structure located on the parcel, most recently in operation as the "All in One Supermarket" has been vacated/abandoned and there are currently no active utility services to this address. Because current land use controls do not permit the development of commercial/retail establishments, the existing structure is classified as a legal nonconforming structure. Should the legal nonconformity status be removed from the existing structure(s), under current zoning regulations, future uses on this parcel are largely limited to 1 and 2-family dwelling units and would prohibit operations of a retail establishment (such as grocery store and/or neighborhood convenience store).

Alabama Street historically was a commercial thoroughfare, until the mid-1970s when local government began to downzone a significant number of properties from commercial to residential uses. This downzoning trend continued through the adoption of the 2030 Comprehensive Plan. Several parcels along the Alabama Street corridor were stripped of their commercial-use entitlements previously held by right under historic regulations. A limited number of legal commercial uses remain along Alabama Street; however, current land-use regulations have complicated reinvestment efforts which in certain cases has resulted in nonconforming structures falling into a state of disrepair.

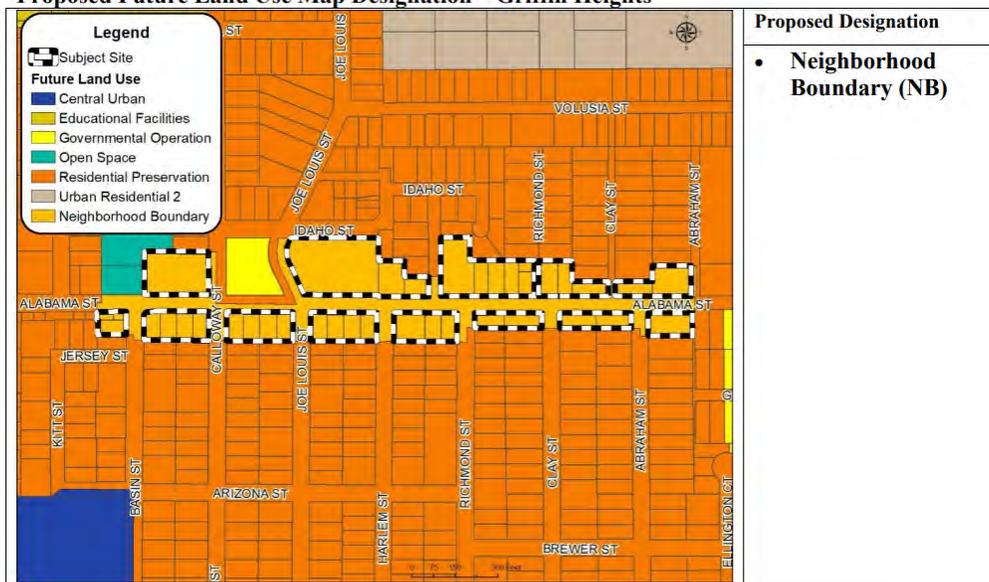
### **NEIGHBORHOOD FIRST - GRIFFIN HEIGHTS:**

Griffin Heights is one of five neighborhoods currently participating in the Neighborhood Public Safety Initiative (NPSI). The Initiative is operated collaboratively with the Local

Public Safety Collective, the City of Tallahassee (Parks, Recreation & Neighborhood Affairs Department), and participating neighborhoods. Through the initiative, participating neighborhoods are resourced and empowered to address public safety issues focusing on crime prevention and education, community beautification and resident empowerment and volunteerism. The Griffin Heights Neighborhood Community Action Team is a resident-led group that provides community leadership for the *Neighborhood First Initiative* as it is implemented in Griffin Heights, as well as during the associated planning process.

Economic Development and Resident Empowerment is one of the four priorities that the Griffin Heights *Neighborhood First* plan will address. Among the concerns raised by the neighborhood during discovery meetings are incompatible land uses and vacant lots and dilapidated structures. Through the *Neighborhood First* planning process, the community desired to have local government develop land use mechanisms to preserve the single-family residential character of the neighborhood while also creating opportunities for neighborhood-scale commercial development in designated areas. To achieve this outcome, neighborhood advocates requested to designate Alabama Street (from Basin Street to North Abraham Street) as a Main Street corridor which will provide opportunities for neighborhood-scale commercial development which has resulted in two proposed amendments (map and text) to the Tallahassee-Leon County Comprehensive Plan.

Proposed Future Land Use Map Designation – Griffin Heights



For the 2020 Comprehensive Plan Amendment Cycle, the Planning Department introduced a new Future Land Use Category, *Neighborhood Boundary* (NB), which may be used to establish mixed-use corridors that will allow for neighborhood-scale, non-residential uses such as neighborhood embedded markets, offices, bed and breakfast inns and community services while still preserving roadway capacity through access management practices. Adoption of the proposed Comprehensive Plan Amendment, consistent with the recommendations by the *Neighborhood First* citizen committee to revitalize the neighborhood, signal proactive steps by local government to draw investment interest from the private sector. The proposed Neighborhood Boundary (TTA 2020 011) Text Amendment and related Map Amendment (TMA 2020 010) were approved to be transmitted to the Department of Economic Opportunity for review on May 26, 2020 at the Joint City/County Transmittal Hearing on 2020 Cycle Comprehensive Plan Amendments.

### **PROPERTY ACQUISITION UPDATE**

OEV staff has been in communication with neighborhood representatives, the property owner, and her attorney regarding the acquisition of the 1309 Alabama Street property and as part of the development of this status report. The property owner's attorney has received the appraisal report, title search, and structural and environmental reports concerning the property. The property is not on the market for sale. Earlier in the year, prior to receiving the reports mentioned above, the attorney representing the property owner had informed staff of his client's willingness to sell with an initial asking price of \$250,000.

### **APPRAISAL**

On February 3, 2020, Cureton Johnson & Associates, LLC, completed an appraisal of the property located at 1309 Alabama Street, and supplied a formal report dated February 7, 2020 (Attachment 3), with a value of the Fee Simple interest of the improved commercial-retail property. Due to the nature of the Blueprint Intergovernmental Agency request and the age of improvements, only the Direct Sales Comparison and Income Approaches were utilized. The Cost Approach was not used in this valuation, due to the fact that buildings on the subject property are over 60 years old and estimation of physical depreciation and functional utility is very difficult given the nature and age of the improvements.

It should be noted that this valuation includes real property components but does not include any store inventory or going concern (business) value. It should also be noted that the appraised value does not reflect a survey or title abstract and that it is assumed that no negative encroachments or easements exist. Also, it is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If evidence relating to this issue is found, the final value conclusion may be impacted. For the purpose of the appraisal, the subject property was assumed to have no mold infestation or contamination and is assumed structurally sound with no major deficiencies or negative structural issues. The appraisal also assumes no environmental contamination exists.

Upon inspection of the property substantial deferred maintenance items were discovered. Those items include: roof leaks (east side of building), deteriorated drywall (walls and ceilings) throughout the eastern and southern areas of the building, window repairs needed, either no flooring or deteriorated flooring in the east and southern areas of the building, interior painting needed throughout the entire interior of the subject, various wood rot and deterioration of exterior trim and fascia/soffit areas, etc. In addition, the rear apartment is not currently habitable, as it is need of substantial cosmetic repairs and requires flooring, interior painting, appliances, painting, etc.

The property Owner has noted that she has received a quote of \$22,000 +/- to install a new roof for the eastern portions of the building and \$40,000 +/- to renovate the rear apartment area to make habitable. In addition, an estimated \$20,000 +/- would be required to update those portions of the building that have deferred maintenance. The total cost of renovations is estimated by the appraiser to be \$82,000 +/- . The market value conclusion of the subject property assumes it “as cured” then deducts the cost to “cure” or “renovate, to arrive at a final value estimate in its current “as is” state. Based on the inspection of the property, estimated cost of renovations, and the investigation and analysis undertaken, as of February 3, subject to the assumptions and limiting conditions set forth in the appraisal report, the property has a market value of \$170,000.

#### **ENVIRONMENTAL ASSESSMENT**

On March 31, 2020, Environmental Consulting & Technology, Inc. (ECT), conducted a Phase I environmental site assessment (ESA) of the 0.25-acre property located at 1309 Alabama Street. This Phase I ESA was conducted in conformance with the score and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Review of historical information indicates the subject property was first developed in 1953 for commercial and residential use. Prior occupants of the commercial portion of the subject property included: Thomas Grocery, Alabama Street Food Store, Johnson’s Barber Shop, Spring Valley Restaurant, and Bennett’s Grocery. A registered leaking storage tank facility is listed approximately 581 feet (ft) to the west-northwest. A residence was located within the southwestern portion of the building. A grocery store operated out of the western portion of the building, and a seafood market/restaurant operated out of the eastern portion of the building. The former grocery store contained metal shelving and coolers. Restaurant equipment and supplies are in the eastern portion of the building.

A review of reasonably obtainable regulatory agency file material indicates the subject property is located within a ground water contamination area (GWCA). Tetrachloroethene (PERC) was identified from an offsite source (Well #13). However, since regular monitoring is conducted by the City of Tallahassee, and potable wells would be prohibited from being drilled on the subject property due to the GWCA plume area, it is unlikely the subject property has been adversely impacted. The potable water at the subject property is supplied by the municipal water system. None of the adjacent

properties are listed on any of the databases. No other offsite listed facilities are likely to impact the environmental condition of the subject property.

No recognized environmental conditions (RECs), historical RECs, or controlled RECs associated with past or current uses of the subject property were identified. Based on the findings of the Phase I ESA, ECT has not recommended additional assessment activities (i.e., Phase II ESA) at this time. Additional assessment activities were performed during this Phase I ESA, including collecting paint chip samples for laboratory testing for the presence of lead and bulk building material samples for laboratory analysis for the presence of asbestos. Lead was detected in six of the paint chip samples submitted for laboratory analysis. Asbestos was detected in 27 of the bulk building materials submitted for laboratory analysis.

### **STRUCTURAL INSPECTION**

On March 5, 2020, Ebbstone, Inc. (Ebbstone) performed a visual structural inspection of the building located at 1309 Alabama Street (Attachment 4). Ebbstone's inspection of the structure included a visual inspection of the exterior and interior of the building. Ebbstone has noted some cracks in the visible areas along the exterior wall and no cracks were found on the inside of the exterior walls of the building. The visible elements of the roof/ceiling system showed major failure. No hurricane clips or other hold down elements were visible. It is Ebbstone's opinion that the structural elements assigned to provide support and stability for the overall roof structure failed to support the load and need to be replaced.

Based on Ebbstone's visual inspection, it is recommended that the following structural improvements are performed:

- Secure the site to prevent access until temporary shoring or repairs are made.
- Replace the ceiling/roof system.
- Modify load bearing walls to provide continuous load path to add uplift/hurricane connectors from roof to foundation.
- Modification of the foundation to provide connectivity to the load bearing walls.

No cost estimation was provided in association with the recommended improvements.

### **TITLE SEARCH**

A Title report for the property located at 1309 Alabama Street was performed by Mathews Law Firm, P.A. on February 7, 2020. Title to the land subject to this report is vested in Johnnie Mae Bennett and Beneficiaries of the Estate of Willie Bennett aka Willie A. Bennett, Sr., deceased, subject to estate proceedings. For the purpose of transferring title to the land, several requirements must be met, which include:

- Record the Letters of Administration and the Petition for Administration, in the Estate of Willie A. Bennett, Sr.
- Record the Order Admitting the Will and the Will and, if no power of sale in will, Order Authorizing Sale, in the Estate of Willie A. Bennett, Sr.
- Record satisfaction, release, or credible proof of non-identity relating to the following certified judgment(s) and/or other liens against the name of Johnnie

Mae Bennett recorded in the following Official Records: O.R. Book 5201, Page 272, Public Records of Leon County, Florida.

- Proof of payment of 2019 taxes.
- Proof of redemption of Tax Sale Certificate No. 2019-00002335-00 for taxes for the year 2018 must be furnished.
- Tax sale certificate no. 2018-00002158-00 was redeemed by a stranger to title. Confirm redeemer not a contract purchaser or someone with an unrecorded interest in the land, or in the alternative that no tax deed application has been filed and there is no adverse claim or adverse possession.

## COMMUNITY PROFILE

A customer profile analysis (Attachment 5) of the area surrounding 1309 Alabama Street provides a more transparent and accurate view of the underlying market for a neighborhood-embedded convenience store. The report provides a detailed demographic profile of those living in the area, their spending patterns and where there may be a lack of certain types of trade services. Residency in the area is dominated by individuals 19-24 years old with incomes of < \$15,000, renting, and a variety of “Key Features” attributes that could alter the character of a future convenience store-type installation at the site or persuade a change in land use altogether to conform to this profile.

## RETAIL MARKET STATUS

In the interest of addressing existing economic challenges and concerns within the Griffin Heights neighborhood, staff has identified current retail trends that indicate surplus/leakage of economic activity within a five-minute drivetime of the property located at 1309 W. Alabama Street. The Leakage Index is at equilibrium at 1.0, which means that demand and sales are in balance, leakage values lower than 1.0 indicate demand exceeds sales, where values higher than 1.0 indicate that sales exceed demand.

The major store categories showing surplus for the study area include:

- Food & Beverage Stores (+2.1)
- Food Service and Drinking Places (+2.9), and
- Miscellaneous Stores (+1.3).

A detailed analysis of the Food & Beverage Stores category segments the industry into sub-categories, (1) *Supermarkets/Grocery*, (2) *Convenience*, (3) *Specialty Foods*. Within a 5-minute drivetime of the subject parcel:

- *Grocery Stores* sub-category shows a significant surplus of (+2.3),
- *Specialty Food Stores* show a surplus rate of (+1.2),
- *Convenience Stores* show a leakage rate of (-0.1)

The *Convenience Stores* subcategory represents the only Food & Beverage Stores industry with leakage near the subject parcel. This specific leakage rate is influenced by several factors such as heavily commercialized areas of West Tennessee Street from Dewey Street to Ocala Street and Tharpe Street to the north between MLK Boulevard and Ocala Street (encompassing a large portion of the greater Frenchtown neighborhood and Griffin

College Heights). On these commercial corridors, the concentration of Food and Beverage activity could be seen as a boon to viability (there are a minimum of 10 food and beverage stores within the drivetime area) which likely overshadow and prevent a neighborhood-embedded convenience store or food marts (except those with fuel pumps) primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks from thriving. Initial market analysis indicates adequate service by grocery store and food service providers within the five-minute drivetime of the subject parcel.

Due to Griffin Heights' relative proximity to the Greater Frenchtown community, it is worth noting that within a mile of the subject parcel, on May 28, 2020, The Greater Frenchtown Southside CRA recently approved funding to assist in the development of Frenchtown Quarters and Marketplace, a proposed major mixed-use development with frontage along W. Tennessee and N. Macomb Street to consist of 180 affordable residential units, a 13,500 s.f. food court, a 13,500 s.f. Urgent Care & Community Clinic and a 30,000 s.f. grocery anchor. The CRA Board approved a \$625,000 loan for the Urgent Care Clinic, and up to \$150,000 in CRA grant funds for additional site assessment of the entire block focusing on infrastructure needs and capacity. Frenchtown Quarters & Marketplace is projected to have a \$173.4 Total Economic Impact and offer 240 direct jobs with \$7.2 Million in wages, supporting an additional 110 indirect/induced jobs with \$4.4 million in wages.

### **The Economic Opportunity**

Since the adoption of the 2030 Comprehensive Plan a vast number of properties within Griffin Heights were downzoned to Residential Preservation rendering commercial development within the Alabama Street corridor non-feasible option. This action also contributed to disinvestment in the neighborhood and to a number of properties along Alabama Street falling into a state of disrepair. The pending designation of the underlying land use category from *Residential Preservation* to *Neighborhood Boundary* is intended to cure this issue by allowing for a mix of new development types; commercial, mixed-use and multi-family residential, which are meant to entice private reinvestment in real estate along the Alabama Street corridor and support an inviting main-street character desired by community residents.

A preliminary market analysis shows opportunity for a neighborhood embedded convenience store may exist and should be aimed at a primary market of ~5,500 residents, where the median HH income is \$24,959 and the dominant consumer group lives wide-ranging lifestyles with limited discretionary income. While many healthy food merchants offer their products at a premium compared to the cost of food with low nutritional value, a growing number of local and regional providers do exist that could support this community concern.

In addition to a small-scale neighborhood market, other redevelopment opportunities exist for the non-profit sector to satisfy other concerns raised during the *Neighborhood First* community meetings which might include; (1) A center to facilitate access to Capital and other opportunities to develop business within the neighborhood, (2) Educational, Vocational and Employment resource center with opportunities for youth and adults, (3)

support center for home ownership within the neighborhood, (4) support center for health, mental health and recreational resources for youth and adults, (5) a community center to facilitate connections between neighbors.

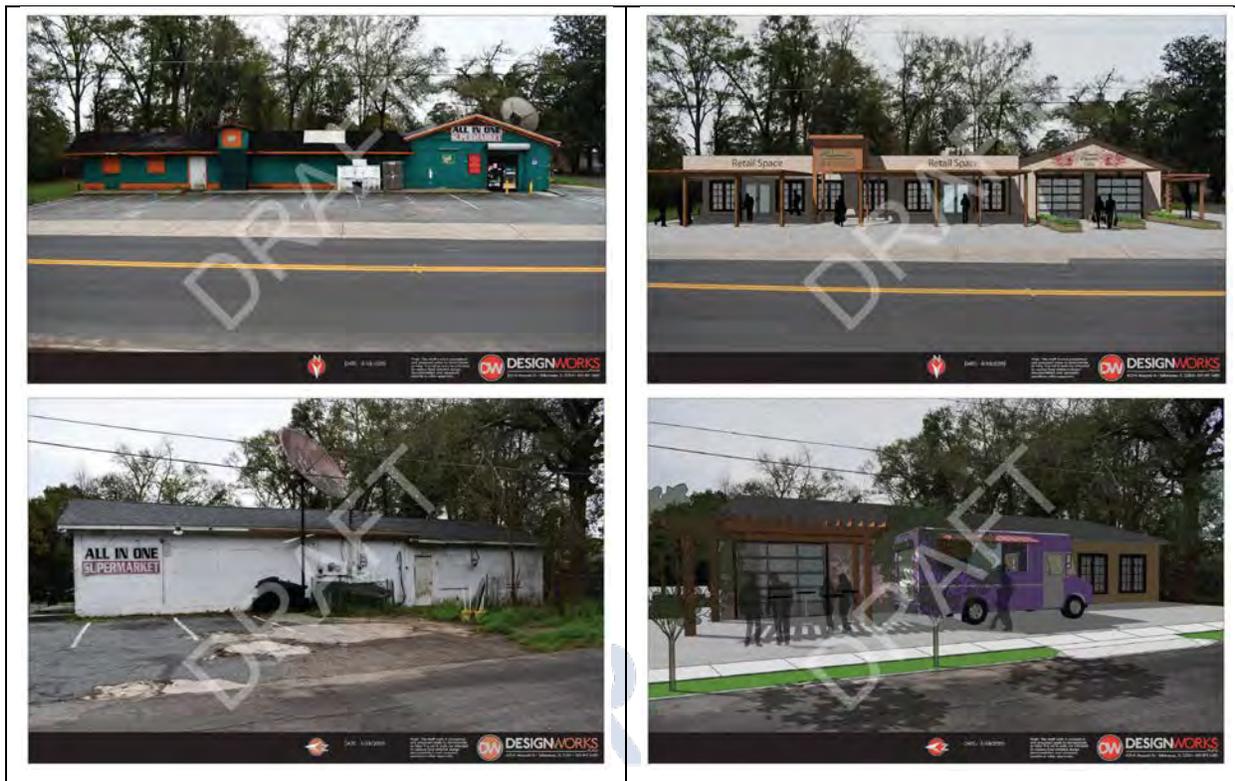
## **DESIGNWORKS & POTENTIAL FUTURE USE**

In February of 2020, the Office of Economic Vitality met with the DesignWorks team of the Tallahassee-Leon County Planning Department to discuss potential reuse options as they relate to current and proposed future land-use regulations impacting the property located at 1309 Alabama Street. The DesignWorks Team subsequently prepared conceptual options for consideration (Attachment 2) using three distinct approaches. These design concepts are provided for use by OEV and the private sector for visioning the potential of the property.

Conceptual Rendering *A*, shown below, assumes the existing improvements on the property are salvageable and include extensive renovations to the existing building. It is inspired by "The Sweet Auburn Curb Market" in Atlanta, GA. It is seen as a good example of leasable space for retail vendors. With this concept improvements are proposed to the facade to open it up and make it more inviting, offering opportunities for flexibility.

Conceptual Rendering *B* assumes total redevelopment of the parcel with new structures built to code. It would provide for a 15' front setback and 10' side setback limit the building to a 2,820 SF footprint. There are options to go vertical to some extent with this concept. Parking is required to be relocated to the rear of the building, however, any on-street parking would count towards total parking available to support the development. A new wider sidewalk and street trees would also be provided.

Conceptual Rendering *C* also provides for total redevelopment with some allowances made for setbacks and density to increase the square footage potential of a new structure on the site. It takes into consideration some potential changes to RP-2 zoning currently in progress which would re-designate portions of Alabama Street to a newly created *Neighborhood Boundary* Future Land Use Category and Zoning District. This would allow the SF to increase to about 4,000 SF for a footprint. A new wider sidewalk and street trees would also be provided.



Existing Conditions shown on left with conceptual rendering “A” shown on the right. Source: Tallahassee-Leon County Planning Department, DesignWorks

## CONCLUSION:

Griffin Heights is one of five neighborhoods currently participating in the City’s *Neighborhood First* program. Among the neighborhood’s Economic Development and Resident Empowerment concerns is the lack of businesses within the neighborhood from which residents can purchase healthy and affordable food. A preliminary market analysis shows opportunity for a neighborhood imbedded convenience store may be present, which should be positioned to serve a primary market of 5,500 residents, where the median HH income is \$24,959 and the dominant consumer group live wide-ranging lifestyles with limited discretionary income.

DesignWorks has provided a good concept of a repurposed structure with leasable space for private retailers that could allow for lower-cost exploration of best-fit service providers to the surrounding community. With this concept, improvements are proposed to the facade to open it up and make it more inviting and improving the overall sense of place for the Griffin Heights community.

An Environmental Assessment detected lead and Asbestos within the building. The structural inspection revealed major failures of the roof/ceiling system of the improvements on the property. Additionally, it will be necessary to provide a temporary barrier around the property until the structural remediation work is completed which also includes significant wall stabilization and foundation repairs. The title search revealed

delinquent taxes owed on the property, tax certificates that will need to be redeemed, and the need to probate the estate of the prior owner who is now deceased. As of February 3, 2020, subject to the assumptions and limiting conditions set forth in the appraisal report, the property has a market value of \$170,000.

Should the IA Board direct staff to pursue purchasing the property, next steps involve the negotiation of a final purchase price and are contingent upon the seller providing clear title to the property. Staff would then bring back an agenda item to the IA Board for final consideration regarding any final Purchase Agreement should the seller agree to a purchase price within range of the appraised value. As result of the decrease in sales tax revenue, available funds for the potential acquisition of this property have been reduced. Should the IA Board choose to move forward with the acquisition of the property, the remaining funds from the LEAN grant program could be re-allocated for the proposed property purchase and staff can be directed to bring back options for future re-use at a future date as reflected in Option 2.

**Action by EVLC:** During Economic Vitality Leadership Council meeting on July 1, 2020 EVLC, staff presented this item. The EVLC voted to recommend that the IA Board accept the Status Report as well as explore options that would involve private sector interest and purchase of the subject property given the pending land use designation from *Residential Preservation* to *Neighborhood Boundary* which will allow for future commercial and mixed-use development and redevelopment along Alabama Street.

## **OPTIONS:**

- Option 1: Accept the Status Report on 1309 Alabama Street and take no further action.
- Option 2: Direct staff to move forward with negotiations to purchase the property at 1309 Alabama Street for the purpose of supporting the *Neighborhood First Initiative* and bring back an agenda item to the IA Board for final consideration regarding any Purchase Agreement contingent upon the seller providing clear title to the property.
- Option 3: Direct staff to engage the private sector regarding the recent Comprehensive Plan changes throughout the Alabama Street corridor and DesignWorks concepts in coordination with the Griffin Heights neighborhood.
- Option 4: IA Board Direction.

## **RECOMMENDED ACTION:**

- Option 4: IA Board Direction.

### Attachments:

1. Neighborhood Public Safety Initiative Summary on Griffin Heights Community
2. DesignWorks Concepts for potential re-use of 1309 Alabama Street
3. An Appraisal Report of 1309 Alabama Street
4. Alabama Street Structural Inspection Report
5. Community Profile Analysis

THIS PAGE INTENTIONALLY LEFT BLANK

## **Griffin Heights Neighborhood Support for the Acquisition and Renovation of 1309 Alabama Street**

### **Current Neighborhood Engagement Efforts in Griffin Heights**

Griffin Heights is one of five neighborhoods currently participating in the Neighborhood Public Safety Initiative (NPSI). The Initiative is operated collaboratively with the Local Public Safety Collective, the City of Tallahassee (Parks, Recreation & Neighborhood Affairs Department), and participating neighborhoods. Through the Initiative, participating neighborhoods are resourced and empowered to address public safety issues focusing on crime prevention and education, community beautification and resident empowerment and volunteerism. The Griffin Heights Neighborhood Community Action Team, a resident-led group, provides community leadership for the Initiative as it is implemented in Griffin Heights, as well as the associated Neighborhood First planning process.

#### **▪ Neighborhood First**

As part of NPSI, the Griffin Heights Neighborhood is in the process of developing a neighborhood plan, using the City's Neighborhood First planning process (one of the many programs offered to NPSI neighborhoods). Economic Development and Resident Empowerment is one of the four priorities that the neighborhood plan will address.

- One of the neighborhood's economic development and resident empowerment concerns is the lack of businesses within the neighborhood from which residents can purchase healthy and affordable food.
- To address this concern, residents have drafted the following strategy and action item:
  - **Strategy 5.1:** *Increase opportunities to sell, purchase and consume healthy food in the neighborhood.*
    - **Action Item 5.1.1:** *Increase the number healthy food retail spaces and other food businesses in the neighborhood. Advocate for the purchase of 1309 Alabama Street for community food retail.*

### **Neighborhood Support**

Throughout the Neighborhood First planning process, neighborhood leaders and residents have been unanimous in their support for the acquisition and renovation of the vacant grocery store at 1309 Alabama Street for continued use as a grocery store. Since the 1950s, the building has served as a grocery store in the community. Most recently, it was occupied by the *All In One Supermarket*, which closed its doors in 2019.

The community's support for the acquisition of the building for the purpose of a grocery store is a **key action** in residents' efforts to revitalize the Griffin Heights community and in particular to control/influence the future use and development of the subject site. Past operations and activities from the subject site have contributed to the decline of the neighborhood and residents' perception of safety within the community.

### **Building Renovations**

The Griffin Heights Community Action Team is aware that the building needs significant renovations. The Team believes the building's concrete block structure makes it suitable for renovation. The building also has an apartment at the back of the store with access off Harlem Street. Residents believe this space can be used to provide community services, including business development resources.

### **Land Use Issues**

1309 Alabama Street is currently designated Residential Preservation on the Comprehensive Plan Future Land Use Map and is zoned RP-2. A grocery store (retail commercial) is not an allowable use in this land use/zoning category. Previous operation of a grocery store on the subject property was a legal non-conforming use. The legal nonconforming status of this property, as well as the surrounding non-residential properties, is a significant hindrance for economic investment in this area. Banks, generally, will not loan money to these properties to make even basic improvements given their nonconforming status. By changing the Future Land Use Map and Zoning designation, private investment will be possible.

As a part of the Neighborhood First planning process, the neighborhood has expressed its desire to see more commercial/retail uses along a section of Alabama Street, including the subject site. Tallahassee-Leon County Planning Department (TLCPD) is in the process of amending the Future Land Use Map for the subject site and other properties along Alabama Street as Neighborhood Boundary. This will allow the subject site and surrounding properties to be used for commercial purposes, to be redeveloped, improved and obtain financing for these initiatives.

### **Operation of the Grocery Store**

While the Neighborhood Association and its Community Action Team need to have more discussions about a model for the operation of a grocery store at 1309 Alabama Street, they have already discussed a conceptual framework for the process.

- Residents envisioned the BP/City issuing an RFP to solicit qualified individuals/entities to operate a grocery store in building once it is renovated.
- The RFP would outline incentives and limitations/restrictions to ensure that residents would get the type of store they desire to see operating in their neighborhood.

- RFP proposals would be reviewed by a Selection Committee that is made up of BP/City staff and members of the Griffin Heights CAT.
- Initial discussions have included the type of produce and items the store would stock, including limitation on the sale of alcohol and tobacco.
- A Community Benefit Agreement with the selected store owner/operator that could address issues such as the employment of neighborhood residents/youth, etc.

### Buying Power in Griffin Heights

<p><b>Median Household Income</b></p> <p>2018 - \$24,959</p> <p>2023 - \$29,470</p> <p><b>Median Home Value</b></p> <p>2018 - \$124,476</p> <p>2023 - \$139,062</p> <p><b>Per Capita Income</b></p> <p>2018 - \$16,949</p> <p>2023 - \$19,472</p>	<p><b>Food at Home:</b> Total \$ \$5,303,982</p> <p><b>Average Spent</b> \$2,388.11</p> <p><b>Spending Potential Index</b> 48</p> <p><b>Food Away from Home:</b> Total \$ \$3,921,365</p> <p><b>Average Spent</b> \$1,765.59</p> <p><b>Spending Potential Index</b> 50</p>
---	--

### Neighborhood Need

There is no grocery store within the Griffin Heights Neighborhood. Close by grocery stores that served the neighborhood have been closed (Winn Dixie (High Road and Tharpe Street) and Luckys (corner of Ocala Road and W. Tennessee). The closest grocery stores to Neighborhood are two Publix Supermarkets (West Tennessee/Ocala and North Monroe/Tharpe).

### Proposed Future Land Use Map Designation – Griffin Heights





# ALABAMA STREET PARCEL - EXISTING SITE



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE

435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET OPTION A  
EXISTING NORTH FACADE LOOKING SOUTH



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



# ALABAMA STREET OPTION A POTENTIAL NORTH FACADE IMPROVEMENTS



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



HARLEM STREET OPTION A  
EXISTING WESTERN FACADE LOOKING EAST



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE

435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



# HARLEM STREET OPTION A POTENTIAL WESTERN FACADE IMPROVEMENTS



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.

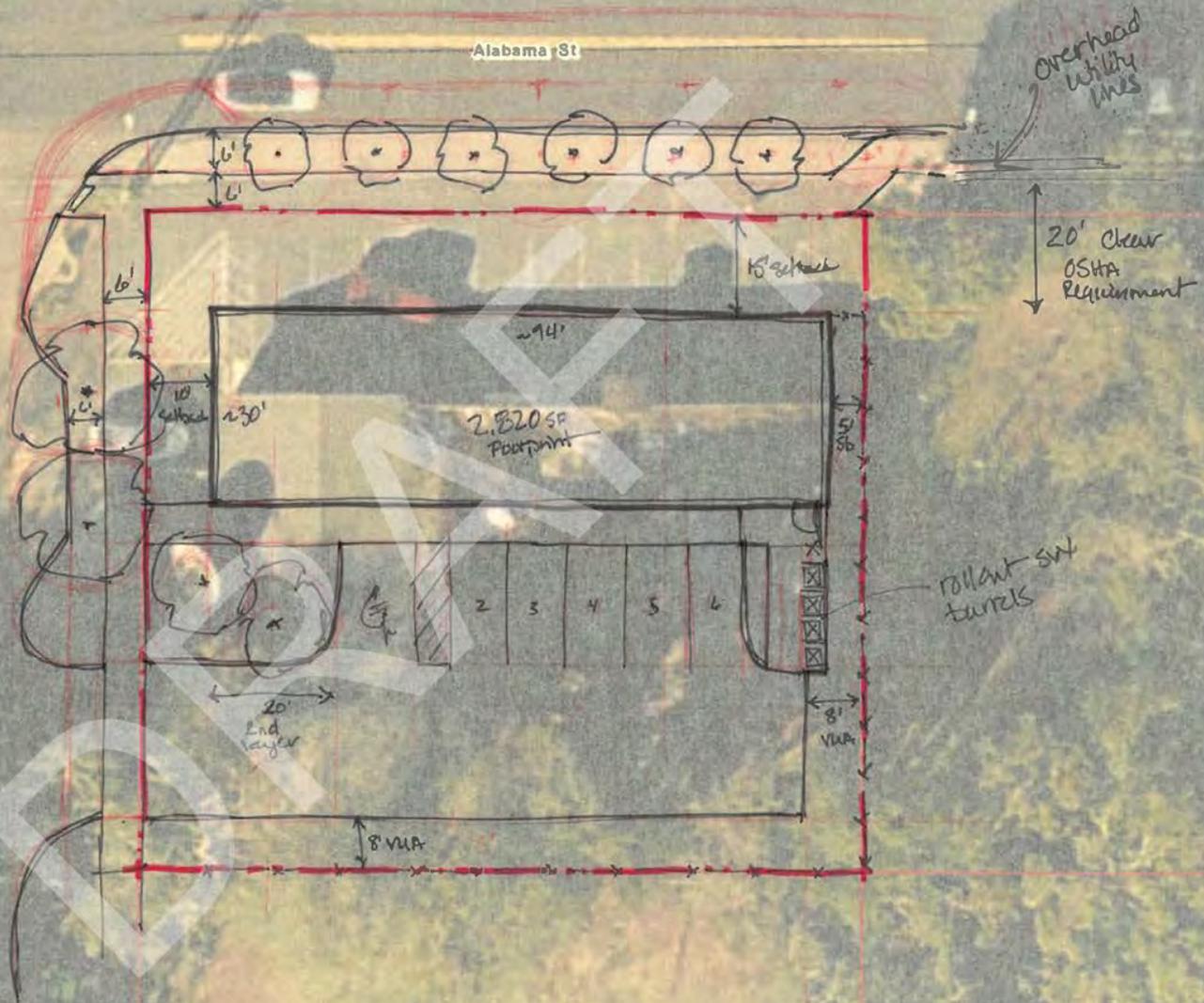


**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400

Alabama St

Alabama St

Harden St



# ALABAMA STREET PARCEL OPTION B POTENTIAL REDEVELOPMENT OF SITE - EXISTING CODE



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION B  
POTENTIAL REDEVELOPMENT OF SITE - EXISTING CODE



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION B  
VIEW FROM ALABAMA STREET LOOKING SOUTHWEST



DATE: 3/19/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



# ALABAMA STREET PARCEL OPTION B POTENTIAL VIEW FROM WEST BIRD'S EYE VIEW



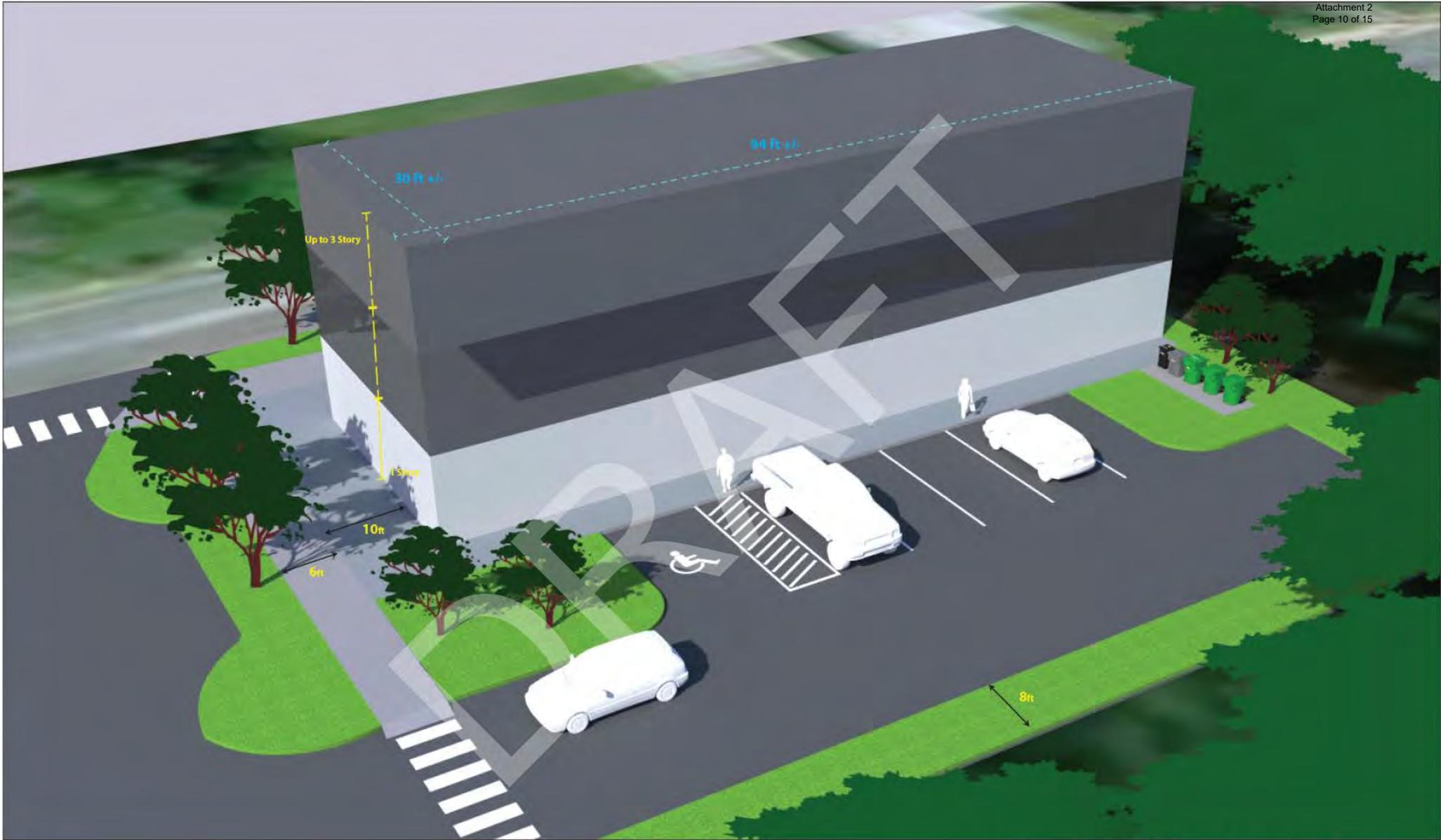
DATE: 3/19/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE

435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION B  
POTENTIAL VIEW FROM SOUTH BIRD'S EYE VIEW



DATE: 3/19/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.

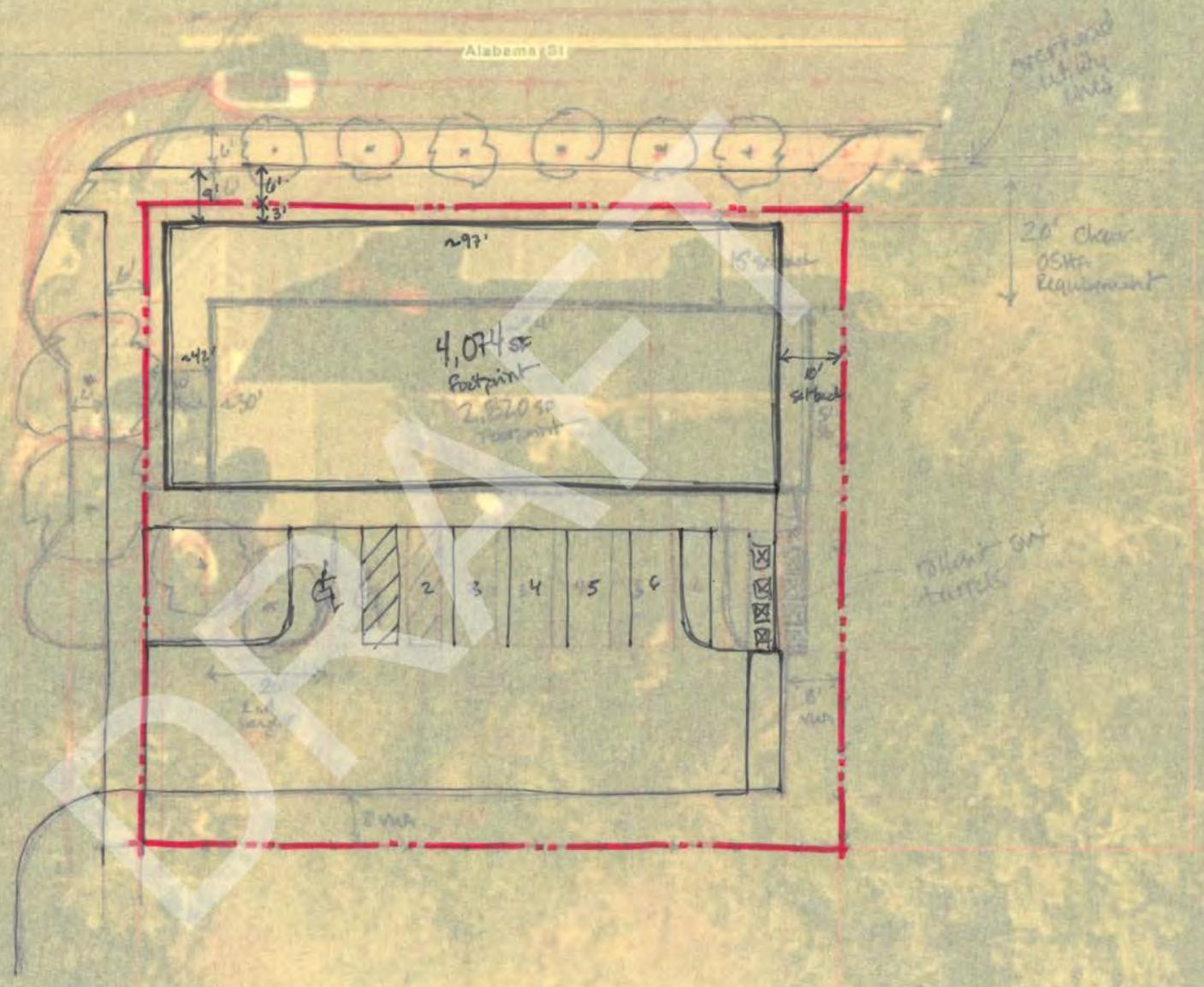


**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400

Alabama St

Alabama St

Version 03



# ALABAMA STREET PARCEL OPTION C POTENTIAL SITE REDEVELOPMENT - POTENTIAL CODE CHANGES



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.

**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION C  
POTENTIAL SITE REDEVELOPMENT - POTENTIAL CODE CHANGES



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION C  
POTENTIAL VIEW FROM ALABAMA STREET LOOKING SOUTHWEST



DATE: 3/18/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



# ALABAMA STREET PARCEL OPTION C POTENTIAL VIEW FROM WEST BIRD'S EYE VIEW

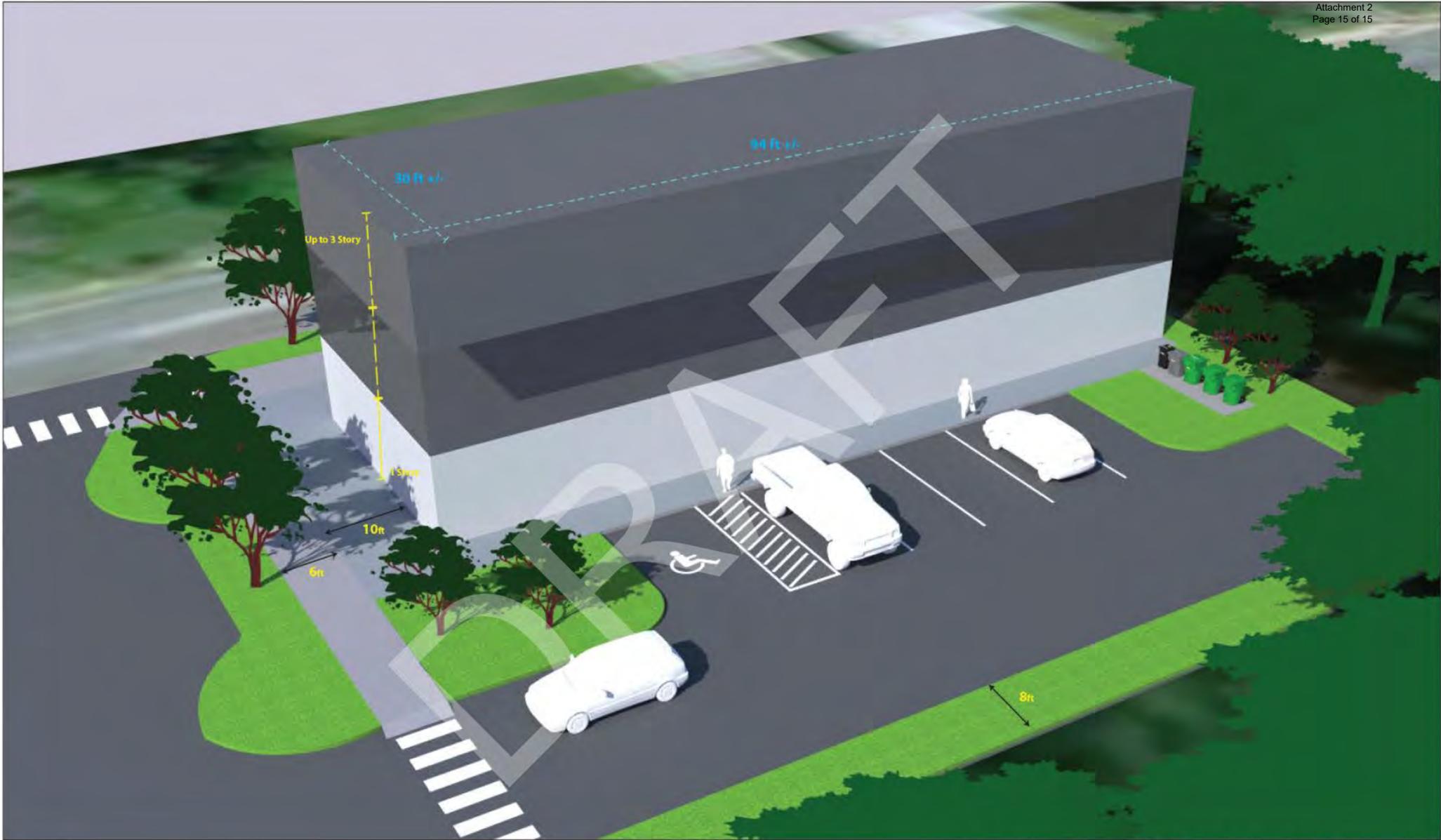


DATE: 3/19/2020

Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400



ALABAMA STREET PARCEL OPTION C  
POTENTIAL VIEW FROM ALABAMA STREET LOOKING SOUTHWEST



DATE: 3/19/2020

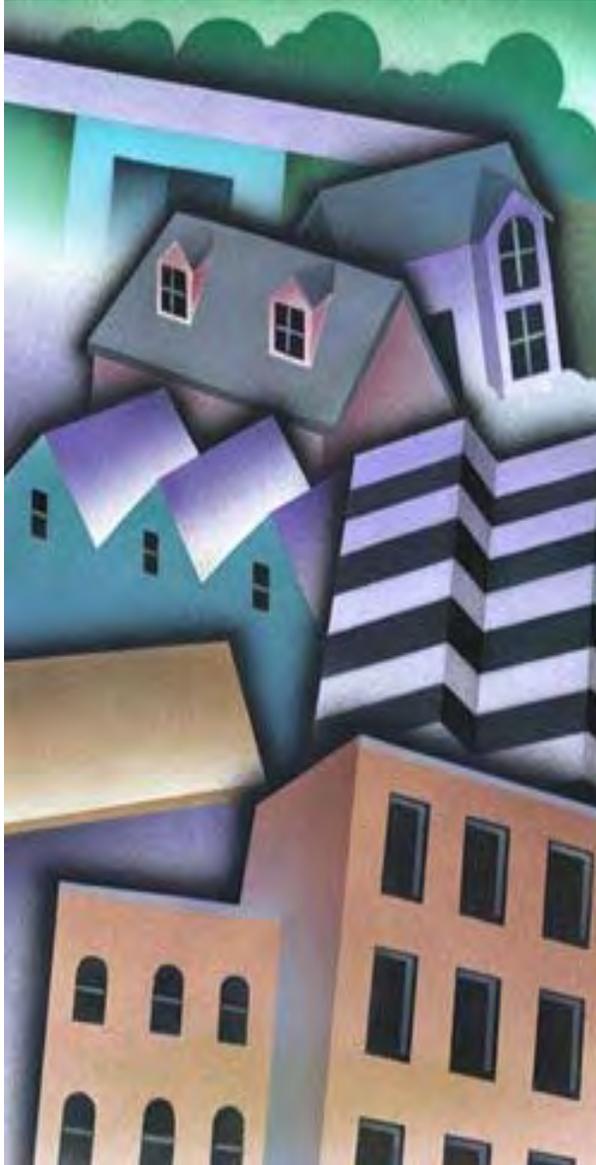
Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation and necessary permits or other approvals.



**DESIGNWORKS**  
PLACE  
435 N. Macomb St. • Tallahassee, FL 32301 • 850 891 6400

THIS PAGE INTENTIONALLY LEFT BLANK

**CURETON JOHNSON &  
ASSOCIATES, LLC  
REAL ESTATE SERVICES**



***Residential and Commercial  
Real Estate Appraisal Services***

***Telephone: 850.386.3720  
Fax: 850.385.7626***

**An Appraisal  
Report**

**Of**

**A Commercial-Retail Property  
(Former All-In-One Store)**

**Located At**

**1309 Alabama Street  
Tallahassee, Leon County, Florida**

**For**

**Blueprint Intergovernmental Agency  
Attn: Violeta Wall, Legal Assistant  
315 South Calhoun Street  
Suite 450  
Tallahassee, FL 32301**

**Date of Value  
February 3, 2020**

**Date of Report  
February 7, 2020**

**Cureton Johnson File #: 200088**

# CURETON JOHNSON & ASSOCIATES, LLC

REAL ESTATE SERVICES

1358 Thomaswood Drive, Tallahassee, Florida 32308

Phone: 850.386.3720 Fax: 850.385.7626

PAUL T. CURETON, CREA  
STATE-CERTIFIED GENERAL APPRAISER  
NO. RZ0001827

WAYNE R. (CHIP) JOHNSON, MAI  
STATE-CERTIFIED GENERAL APPRAISER  
NO. RZ0002467 (FL) - 237403 (GA)

LANCE C. WASHBURN  
STATE-CERTIFIED GENERAL APPRAISER  
NO. RZ0003033

JASON HART  
STATE-CERTIFIED RESIDENTIAL APPRAISER  
NO. RD0007028

CHAD TAYLOR  
STATE-CERTIFIED RESIDENTIAL APPRAISER  
NO. RD0007284

February 7, 2020

Blueprint Intergovernmental Agency  
Attn: Ms. Violeta Wall, Legal Assistant  
315 S. Calhoun Street, Suite 450  
Tallahassee, FL 32301

Re: The **Appraisal Report** of an improved commercial-retail property, located at 1309 Alabama Street; in Tallahassee, Leon County, Florida. The property contains 11,150 square feet of land area (0.26 acre +/-) and 4,830 square feet of gross building/net leasable area. The property is more particularly described in this report.

Dear Ms. Wall:

At your request we have completed the appraisal of the aforementioned property located in Leon County, Florida. The property is more specifically described in the body of this report. The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property. Market value and fee simple interest are defined in the accompanying report.

It should be mentioned that this is an **Appraisal Report**, which contains several specific assumptions that may impact the value reported. The assumptions made are set forth within the attached report along with the general assumptions and limiting conditions. By accepting our report, you agree to the assumptions and conditions as noted. We hope that you find the enclosed appraisal report clear, logical and adequately documented in the conclusions reached.

Based on the inspection of the subject property and the investigation and analysis undertaken, we have formed the opinion that, as of the date of value stated herein; subject to the assumptions and limiting conditions set forth in this report, the subject property has a market value as follows:

MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Marketing/ Exposure Period	Date of Value	Value Conclusion
As-Is	Fee Simple Estate	6-12 Months	February 3, 2020	\$170,000

***It should be noted that this valuation includes real property components, but does not include any store inventory or going concern (business) value.*** Should you have any questions, please contact us at your convenience. We appreciate having had the opportunity to be of service to you.

Respectfully submitted,

Wayne R. Johnson II, MAI  
State-Certified General Appraiser RZ2407

## CURETON JOHNSON & ASSOCIATES, LLC

Real Estate Appraisals • Real Estate Consulting • Real Estate Sales • Litigation Support • Expert Witness • Feasibility Studies

**PREFACE TO REPORT**

**Preface:** We have been asked by our client (Blueprint Intergovernmental Agency) to value the fee simple interest of an improved commercial-retail property, located at 1309 Alabama Street, Tallahassee, Leon County, Florida. Our reporting presentation is an **Appraisal Report**, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, detailed discussions and explanations of data extrapolation and conclusions are absent from this report, as supporting documentation and analyses is held within the appraisers work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for any unauthorized use of this report. The appraiser is not responsible for unauthorized use of this report. Information contained in this report is felt to be accurate, however, the information extracted from public records is not guaranteed. All reasonable attempts to verify the information have been made.

Upon request by the client, we have been asked to value the subject property using all of the applicable approaches to value (i.e., the Cost Approach, the Direct Sales Comparison and Income Capitalization Approaches to value). Due to the nature of the clients request and due to the age of improvements, only the Direct Sales Comparison and Income Approaches were utilized. The Cost Approach was not used in this valuation, due to the fact that the subject property is over 60 years old and estimation of physical depreciation and functional utility is very difficult given the nature and age of the improvements. *Moreover, utilization of only the Direct Sales Comparison and Income Capitalization Approaches is not misleading and does not jeopardize the credibility of this appraisal, as these are the most applicable approaches to value. It should be noted that this report is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice.*

**Note:** *It should be noted that we were not provided a survey or title abstract of the subject property. Therefore, we assume that the subject site size is correct and that no negative encroachments or easements exist on the subject property. We utilized public records in assisting our firm with obtaining factual information regarding the subject property. If found other such data may find otherwise, this report may be subject to revision.*

**Note:** *The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If evidence relating to this issue is found, our final value conclusion may be impacted. Thus, we reserve the right to readdress our final value conclusion.*

**Note:** *Please note that we assume that the subject property contains no mold infestation or contamination. We conducted an interior/exterior inspection of the property and saw no visible signs of such and no problems were disclosed by the owner (Ms. Bennett). However, given the fact that no environmental audit was provided, we were resigned to assuming the property is free of mold and/or contamination.*

**Note:** *We assume the subject property is structurally sound and contains no major deficiencies or negative structural issues, as we are not licensed or trained to assess this condition. Should a licensed contractor find otherwise, this valuation may be subject to revision.*

**Note:** *Due to the previous uses on the property, there is a reasonable probability that some level of site contamination may exist on the subject property. We were not provided documentation to substantiate any contamination exists or does not exist. Therefore, given our lack of expertise in this field, we are left to assume that no contamination exists. If found otherwise, this valuation may be subject to revision.*

**Note:** *The utilities were not on as of the date of value, with some areas difficult to assess due to darkness. Should a more thorough inspection (with utilities on) reveal any major discrepancies from that represented in this report, this valuation may be subject to revision.*

## PREFACE TO REPORT - CONTINUED

**Note:** Upon our inspection of the property (with Ms. Bennett, owner), we found substantial deferred maintenance items. Those items include: roof leaks (east side of building), deteriorated drywall (walls and ceilings) throughout the eastern and southern areas of the building, window repairs needed, either no flooring or deteriorated flooring in the east and southern areas of the building, interior painting needed throughout the entire interior of the subject, various wood rot and deterioration of exterior trim and fascia/soffit areas, etc. In addition, the rear apartment is not currently habitable, as it is in need of substantial cosmetic repairs and is in need of: flooring, interior painting, appliances, painting, etc.

It should be noted that Ms. Bennett noted that she has received a quote of \$22,000+/- to install a new roof for the eastern portions of the building and \$40,000+/- to renovate the rear apartment area to make habitable. In addition, we have estimated another \$20,000+/- to update those portions of the building that have deferred maintenance. The estimated total cost of renovations is estimated by the appraiser to be \$82,000+/- . Thus, we have valued the subject property "as cured" then deducted out the cost to "cure" or "renovate, to arrive at a final value estimate for the subject property in its current "as is" state. Should an actual contractor estimate a substantially different cost figure to complete these items, this valuation may be subject to revision. Please note that we used our best judgement (based on our experience of appraising such properties) and consulted the owner with respect to estimated costs for renovations. However, only a licensed contractor can most accurately determine the costs to cure/renovate.

In summary, this valuation is made based upon the extraordinary assumption that the property can be cured for the aforementioned costs/pricing. An extraordinary assumption is defined in the Uniform Standards of Professional Appraisal Practice Handbook, The Appraisal Foundation (2018-2019 Edition) as:

Extraordinary Assumption - An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

**TABLE OF CONTENTS**

SUMMARY OF SALIENT FACTS ..... I  
CERTIFICATION OF APPRAISAL ..... II  
ASSUMPTIONS AND LIMITING CONDITIONS ..... V  
APPRAISAL DEVELOPMENT & REPORTING ..... VII  
APPRAISAL PREMISE ..... VIII  
EXPOSURE & MARKETING PERIOD ..... IX  
GENERAL PROPERTY INFORMATION ..... 1  
SUBJECT PHOTOGRAPHS ..... 2  
LOCATION MAP ..... 5  
SITE ANALYSIS ..... 7  
IMPROVEMENT ANALYSIS ..... 14  
TAX ASSESSMENT ANALYSIS ..... 17  
NEIGHBORHOOD ANALYSIS ..... 18  
HIGHEST AND BEST USE ANALYSIS ..... 22  
MARKET (SALES COMPARISON) APPROACH ..... 25  
INCOME CAPITALIZATION APPROACH ..... 34  
FINAL VALUE RECONCILIATION ..... 42

ADDENDA

- Qualifications
- Task Order
- Tax Assessor Information

<b>DATE OF VALUE:</b>	February 3, 2020
<b>DATE OF REPORT:</b>	February 7, 2020
<b>PROPERTY TYPE:</b>	Improved Commercial-Retail Property
<b>PROPERTY IDENTIFICATION:</b>	The subject property is situated at the southeast intersection of Alabama Street and Harlem Street, approximately ½ mile southwest of the intersection of West Tharpe Street and Old Bainbridge Road. More generally, the property is located in the Frenchtown District of Tallahassee, approximately ¾ mile northwest of the Florida State University and 1.5 miles northwest of downtown Tallahassee (Capitol Complex). The subject property is located at 1309 Alabama Street, Tallahassee, Florida 32304.
<b>SITE SIZE:</b>	11,500 Square Feet, or 0.26 Acre +/-
<b>LEGAL DESCRIPTION:</b>	Lots 1 & 2 Block M of Griffin College Heights Addition; in Section 26, Township 1 North, Range 1 West, Tallahassee; Leon County, FL.
<b>APPRAISAL OBJECTIVE:</b>	To estimate the market value of the fee simple interest in the subject property.
<b>OWNER OF RECORD:</b>	According to the Leon County Public Records, the subject property is currently owned by:  <i>Johnnie Mae Bennett Willie Bennett Estate P.O. Box 3650 Tallahassee, FL 32315</i>
<b>NEIGHBORHOOD:</b>	The subject neighborhood is best described as the Frenchtown District of Northwest Tallahassee, FL.
<b>TAX IDENTIFICATION NUMBER:</b>	21-26-35- M-0010
<b>ZONING CATEGORY:</b>	<i>RP-2, Residential Preservation - Zoning RP, Residential Preservation - Future Land Use</i>
<b>IMPROVEMENT DESCRIPTION:</b>	The subject property consists of a one-story commercial-retail (freestanding) building, configured as a multi-tenant property (convenience store, restaurant and apartment). The gross building/net leasable area consists of 4,830± square feet. Additional site improvements include: asphalt paving (14+/- parking spaces), landscaping and a chain-link fence, etc. The subject property was originally built in 1953, is in poor condition and in need of substantial renovations.
<b>HIGHEST &amp; BEST USE:</b>	
<b>As Though Vacant:</b>	Residential Use
<b>As Improved:</b>	Neighborhood-Oriented Commercial Use
<b>MARKET VALUE (As Is):</b>	<b>\$170,000</b>
<b>EXPOSURE PERIOD:</b>	<b>6-12 MONTHS</b>

I certify that, to the best of my knowledge and belief, . . .

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
- ▶ I have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
- ▶ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- ▶ My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- ▶ As of the date of this report, Wayne R. Johnson II, MAI, has completed the requirements of the continuing education program required by the Florida Department of Business and Professional Regulation and the Appraisal Institute.
- ▶ Wayne R. Johnson II, MAI, made a personal inspection of the property that is the subject of this report.
- ▶ The appraiser has provided a sketch in the appraisal report to show approximate dimensions of improvements and the sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- ▶ No personal property, unless specifically indicated, has been included in our value conclusion. Only the real estate has been considered.
- ▶ No engineering survey was made or caused to be made by the appraisers and any estimates of fill or other site work are based on visual observation. Therefore, accuracy is not guaranteed.
- ▶ No soil tests were made or caused to be made by the appraisers. Soil of the subject parcel appears to be firm and solid, typical of the area; and subsidence in the area is unknown or uncommon. The appraisers, however, cannot warrant against such condition or occurrence.
- ▶ The description and condition of physical improvements, if any, described in this valuation are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.
- ▶ All value estimates are contingent on zoning regulations and land-use plans in effect as of the date of appraisal and based on information provided by governmental authorities and employees. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.
- ▶ A concerted effort was made to verify each comparable sale noted in this report. Since many principals, however, reside out of the area, or entities for which no agent could be contacted within the allotted time for completion of this report, certain sales may not have been verified.
- ▶ No responsibility is assumed for legal matters concerning this report, nor is any opinion rendered concerning title, which is assumed to be good and merchantable. The property is assumed to be free and clear of all liens or encumbrances, unless specifically enumerated within this report.

- ▶ No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- ▶ The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- ▶ No responsibility is assumed for the flood maps used in this report. These maps lack detail. Only licensed surveyor can determine the subject property's flood zone status with precise accuracy.
- ▶ It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless in the report.
- ▶ The value estimated in this report is base on the assumption that the property is not negatively affected by any hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property, did not develop any information that indicated any apparent, significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the test and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on, or around, the property that would negatively affect its value.
- ▶ This certificate is in accordance with the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3. It is not certification under Florida Real Estate License Law Chapter 475. Wayne R. Johnson II, however, is a Florida State Certified General Real Estate Appraiser, No. RZ2407.
- ▶ I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ▶ The reported analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's duly authorized representatives.
- ▶ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- ▶ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

This is to certify that, upon the request for valuation by the client, I have personally inspected, collected and analyzed data concerning the subject property and appraised the fee simple interest of the above captioned real property.

Based on the inspection of the subject property and the investigation and analysis undertaken, I have formed the opinion that, as of the date of value stated herein; subject to the assumptions and limiting conditions set forth in this report and subject to an extraordinary assumption, the subject property has a market value as follows:

<b>MARKET VALUE CONCLUSION</b>				
<b>Appraisal Premise</b>	<b>Interest Appraised</b>	<b>Marketing/ Exposure Period</b>	<b>Date of Value</b>	<b>Value Conclusion</b>
<b>As-Is</b>	<b>Fee Simple Estate</b>	<b>6-12 Months</b>	<b>February 3, 2020</b>	<b>\$170,000</b>



Wayne R. Johnson II, MAI  
State-Certified General Appraiser RZ2407

<p><b>General Value Conditions:</b></p>	<p>Unless otherwise specifically stated, the value given in this appraisal report represents our opinion of the market value as of the date specified. The market value of the real estate is affected by market and economic conditions, both local and national and will vary as these conditions change. This value, unless so stated, is gross, without consideration given to any encumbrance, restriction or question of title.</p> <p>The value for land and improvements as contained within this report are constituent parts of the total value reported and neither is to be used in making a summation appraisal by combination with values derived from other sources.</p>
<p><b>Use of the Appraisal:</b></p>	<p>Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any one but the client for whom it was made without the consent of our office and undersigned or the client. Unauthorized printing, copying or duplication of any part or in total of this report is specifically prohibited by the undersigned and Cureton Johnson &amp; Associates, LLC. Copies may be obtained from the undersigned upon approval of the undersigned, the firm, or our client.</p> <p>Acceptance of and/or use of this appraisal in any way, constitutes acceptance of the General Assumptions and Limiting Conditions on which it was based. Our responsibilities are complete upon delivery and acceptance of the appraisal report.</p>
<p><b>Data:</b></p>	<p>The description of the improvements to the property as well as any income and expense information of the subject property as submitted by the client or his assignees for this appraisal or has been obtained by our office is considered to be accurate and reflects the subject as of the date of this appraisal. We assume no responsibility for the accuracy of information supplied by others.</p> <p>The information contained in this report including any information furnished by others to our office is not guaranteed but was gathered from reliable sources which are believed to be accurate. We reserve the right to reconsider any value estimate to the extent justified by subsequent discovery of any inaccuracies in any data or the discovery of any new data which could result in a revised value estimate.</p>
<p><b>Legal Considerations:</b></p>	<p>The legal description used in this report is assumed to be correct. However, it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments, overlapping or other discrepancies that might be revealed thereby. We have not made a survey and assume no responsibility for any survey which may be presented.</p> <p>We assume no responsibility for matters legal in nature and title to the property is assumed to be marketable. In addition, unless stated to the contrary, the property is appraised as an unencumbered fee simple estate which is not used in violation of acceptable ordinances, statutes or other governmental regulations.</p> <p>All mortgages, liens and any other encumbrances to the title of the subject property have been disregarded unless specified within the appraisal report. The subject property has been appraised as though managed under responsible ownership and competent management.</p>

<p><b>Conditions Unapparent to the Appraiser:</b></p>	<p>We assume that no hidden or unapparent conditions of the property, subsoil or structure, contamination by hazardous material of any type exist which would render it more or less valuable than the comparable properties used in this report.</p>
<p><b>Zoning and Licenses:</b></p>	<p>It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation. Unless otherwise noted, it is assumed that no encroachments or violations exist within the subject property. Furthermore, it is assumed that the subject property complied with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.</p> <p>This appraisal is based upon the assumption that all required licenses and/or permits, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based in a timely manner and without unusual cost.</p>
<p><b>American with Disabilities Act (ADA) :</b></p>	<p>The American with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the varied detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact on the value of the property. Since we do not direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.</p>

**Appraisal Development and Reporting Process:** The appraisal process encompasses the necessary research and analysis to prepare a complete appraisal in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

This appraisal involved inspecting the subject site, the general comparable market area and the subject neighborhood. Investigations were made of various economic indicators and other market sources to determine the strengths and weaknesses of the economy as it affects the value of the subject property. Adequate economic and market data was sought and used if found, for a basis of supported market conclusions. Judgment was used in the absence of available data, or in instances when the collection of data was uneconomic in relation to its importance to the valuation problem.

The valuation of the property consisted of utilizing two of the three methods of valuation, the Income Capitalization and Sales Comparison Approaches. *The Cost Approach was not considered to be an applicable approach in this valuation due to the age of the subject property and the difficulty in estimating physical depreciation and functional utility. Omission of this approach is not considered to be misleading and does not jeopardize the credibility of this appraisal.*

Market data compiled for this report included a variety of rent comparables and improved sales. These data are a result of research specific to the Tallahassee market and pertinent to the subject. The available data was verified with those affiliated with each transaction or lease, including: buyers, sellers, brokers, managers, closing agents, etc. In preparing this appraisal, the appraiser inspected the subject and gathered information from the subject's neighborhood and from comparable areas to the subject property.

The **Sales Comparison Approach** is based primarily upon the principle of substitution, which implies that a prudent individual will pay no more for a property than it would cost the individual to purchase a comparable substitute property. Units of comparison are components into which a property may be divided for purposes of comparison. All appropriate units of comparison should be analyzed for the property type being appraised and the resulting value indications reconciled to a single indicated value or value range. The sales are analyzed and adjusted for differences in elements of comparison, which are characteristics of properties that cause the prices paid for real estate to vary. Sales requiring lesser degrees of adjustment are typically the most comparable and are given greater weight than sales requiring greater degrees of adjustment. However, other factors must be considered including the reliability of the sales data and the degree of support of the required adjustments. After consideration of these factors, a final point value or value range is set forth.

The **Income Capitalization Approach** is based upon the premise that the present value of a property is based upon the present worth of future benefits. There are two primary methods that are normally utilized in developing the income capitalization approach - the direct capitalization method and the yield capitalization method.

The direct capitalization method is a method that converts an income estimate for a single year into an estimate of value through the application of a capitalization rate. An overall capitalization rate ( $R_o$ ) is normally used. The  $R_o$  reflects the relationship between a single year's income and value. The most common way to estimate overall capitalization rates is via analysis of comparable sales. The yield capitalization method is performed by analyzing future income and expense figures (via cash flow analysis) and "discounting" both the income streams and the reversion value (based on a typical holding period) to present day terms. The first step in the Income Approach is to determine a market extracted lease rate for the subject property's net leasable building area. Through analysis of comparable sales and conversations with local owners and property managers, a market vacancy rate is derived. Application of the vacancy rate to the potential gross income of the subject property results in the effective gross income (EGI). The net operating income (NOI) for the subject is determined by deducting the property operating expenses from the EGI. Operating expenses are extracted from market comparables. A market derived capitalization rate is applied to the NOI to formulate a value via the Income Approach.

<b>Definition of Market Value:</b>	<p>The most probable price which a property should bring in an open and competitive market under all conditions requisite to fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:</p> <ul style="list-style-type: none"> <li>▶ buyer and seller are typically motivated</li> <li>▶ both parties are well informed or well advised and acting in what they consider their own best interest</li> <li>▶ a reasonable time is allowed for exposure in the open market</li> <li>▶ payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto</li> <li>▶ the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.<sup>1</sup></li> </ul>
<b>Appraisal Objective:</b>	To estimate the market value of the fee simple interest (estate) in the subject property, as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.
<b>Intended Use of Report:</b>	For the sole purpose of assisting the clients in evaluating the subject property's market value for possible acquisition purposes.
<b>Intended User or Client:</b>	The intended user of this report is the Blueprint Intergovernmental Agency; and/or assigns and participants.
<b>Date of Inspection:</b>	February 3, 2020
<b>Effective Date of Value:</b>	February 3, 2020
<b>Date of Report:</b>	February 7, 2020
<b>Property Inspection Performed By:</b>	Wayne R. Johnson II, MAI, State Certified General Appraiser #RZ2407 performed an inspection of the subject premises on 02/03/2020.
<b>Property Rights Appraised:</b>	The interest appraised represents the fee simple estate.
<b>Definition of Fee Simple Estate:</b>	Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. <sup>2</sup>
<b>Definition of Leased Fee Estate:</b>	An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

<sup>1</sup>[The Appraisal Foundation. Uniform standards of Professional Appraisal Practice. United States of America: The Appraisal foundation, 2003; 7] [Rules and Regulations, Federal Register, Volume 55, No. 165, Page 34696]

<sup>2</sup>The Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition, The Appraisal Institute, 2001.

<p><b>Exposure Period:</b></p>	<p><b>Exposure period</b> is the general length of time that a property would have to be exposed for sale on the market, given that the property sold at market value. Exposure period is best defined in the <i>Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition, 2002</i>, as:</p> <ol style="list-style-type: none"> <li>1. <i>The time a property remains on the market.</i></li> <li>2. <i>The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.</i></li> </ol>
<p><b>Marketing Period:</b></p>	<p>In an advisory opinion, the Appraisal Standards Board (ASB) of the Appraisal Foundation <i>Advisory Opinion 7 (A)-7</i>, <i>Uniform Standards of Professional Appraisal Practice, 2001 Edition</i>, page 128, defines <b>marketing period</b> as:</p> <p><i>an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal.</i></p>
<p><b>Conclusion:</b></p>	<p>Based on previous sales information found in our appraisal files and based on conversations with local real estate brokers, the estimated exposure and marketing period for the subject property is estimated at <b>6 to 12 months</b>.</p>
<p><b>External Forces Affecting Market Value:</b></p>	<p>There were no factors found in our research or inspection that would indicate that conditions external to the subject site, were found that would negatively affect the value of the subject property.</p>

<p><b>General Property Description:</b></p>	<p>The subject of this valuation report is 11,500 square feet of land area (0.26 acre+/-), improved with a one-story commercial-retail (freestanding) building, configured as a multi-tenant property (store, restaurant and apartment). The gross building/net leasable area consists of 4,830± square feet. Additional site improvements include: asphalt paving (14+/- parking spaces), landscaping and a chain-link fence, etc. The subject property was originally built in 1953, is in poor condition, is vacated and in need of substantial renovations.</p> <p>The subject property is situated at the southeast intersection of Alabama Street and Harlem Street, approximately ½ mile southwest of the intersection of West Tharpe Street and Old Bainbridge Road. More generally, the property is located in the Frenchtown District of Tallahassee, approximately 3/4 mile northwest of the Florida State University and 1.5 miles northwest of downtown Tallahassee (Capitol Complex). The subject property is located at 1309 Alabama Street, Tallahassee, Florida 32304.</p>
<p><b>Physical Address:</b></p>	<p>1309 Alabama Street, Tallahassee, Leon County, Florida.</p>
<p><b>Assessor Parcel #:</b></p>	<p>21-26-35- M-0010</p>
<p><b>Legal Description:</b></p>	<p>Lots 1 &amp; 2 Block M of Griffin College Heights Addition; in Section 26, Township 1 North, Range 1 West, Tallahassee; Leon County, FL.</p>
<p><b>Current Ownership:</b></p>	<p>According to the Leon County Public Records, the subject property is currently owned by:</p> <p><i>Johnnie Mae Bennett Willie Bennett Estate P.O. Box 3650 Tallahassee, FL 32315</i></p>
<p><b>Prior Sale History of Ownership:</b></p>	<p>Per the Leon County Public Records, the subject property has not transferred within the past thirty years. In fact, the Leon County Property Appraiser's Office depicts no sales history for the subject property. We verified with Ms. Bennett that the property has been in the family for many years.</p> <p>Please refer to the appendix of this report, which provides the subject tax card via the Leon County Property Appraiser's Office.</p>
<p><b>Current Agreement for Sale or Listing for Sale:</b></p>	<p>The subject property is not reportedly listed for sale or under contract for sale. No "for sale" signs were visible upon our inspection of the property.</p>



FRONT VIEW OF SUBJECT BUILDING



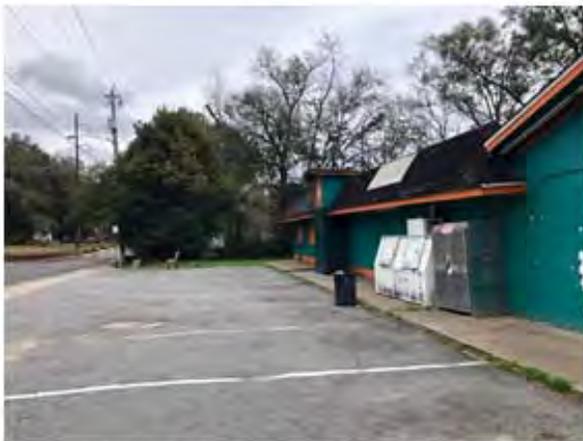
WEST SIDE VIEW OF SUBJECT BUILDING



REAR VIEW OF SUBJECT BUILDING



EAST SIDE VIEW OF BUILDING



VIEW OF FRONT PARKING AREA



SUBJECT STREET VIEW - ALABAMA STREET



INTERIOR VIEW – RESTAURANT SPACE



INTERIOR VIEW – RESTAURANT SPACE



INTERIOR VIEW – RESTAURANT SPACE



INTERIOR VIEW – APARTMENT SPACE



INTERIOR VIEW – APARTMENT SPACE



INTERIOR VIEW – TYPICAL RESTROOM



INTERIOR VIEW - CONVENIENCE STORE



INTERIOR VIEW - CONVENIENCE STORE



INTERIOR VIEW - CONVENIENCE STORE



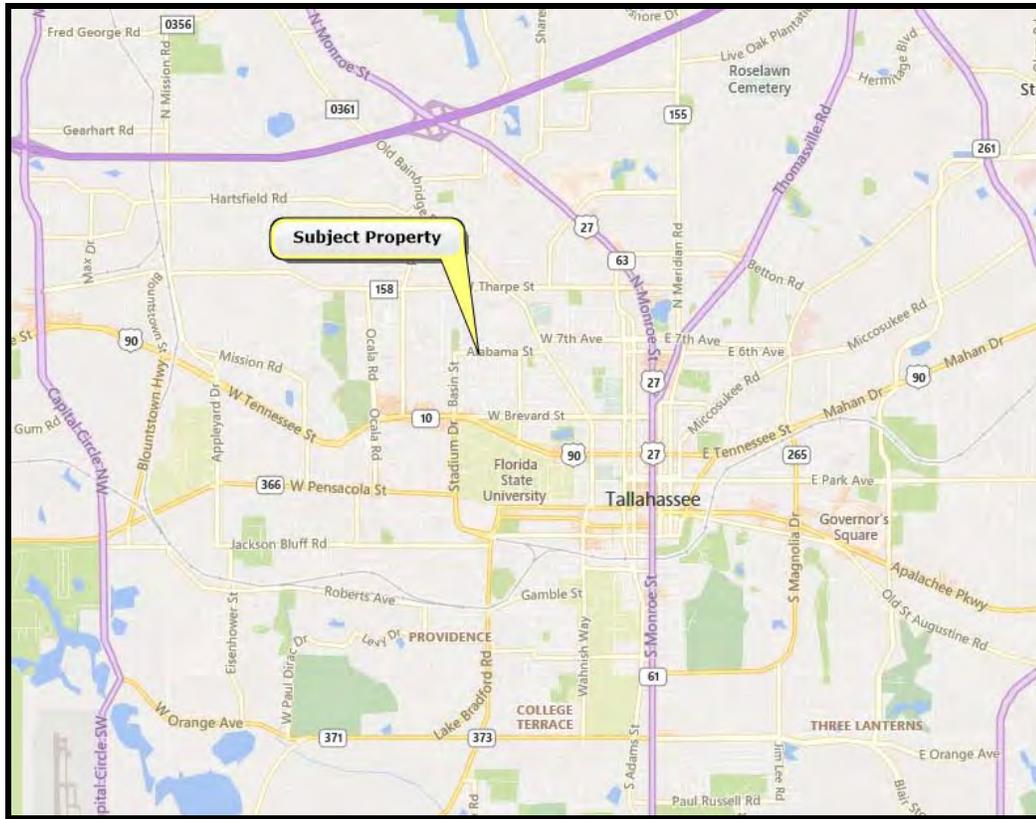
INTERIOR VIEW - CONVENIENCE STORE



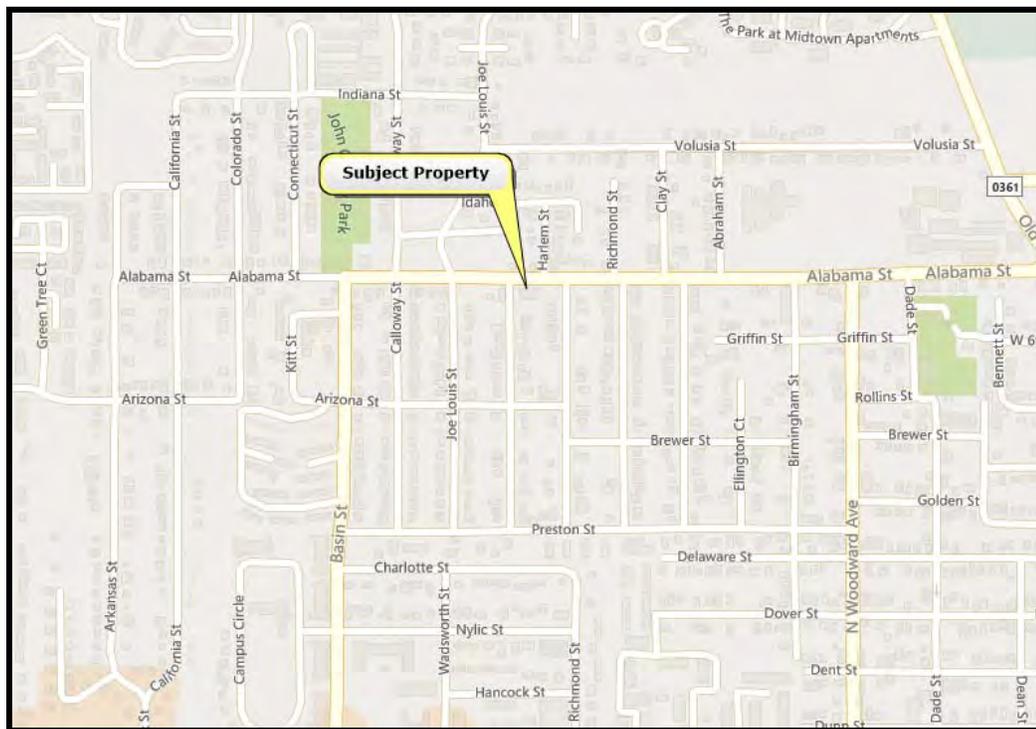
INTERIOR VIEW - CONVENIENCE STORE



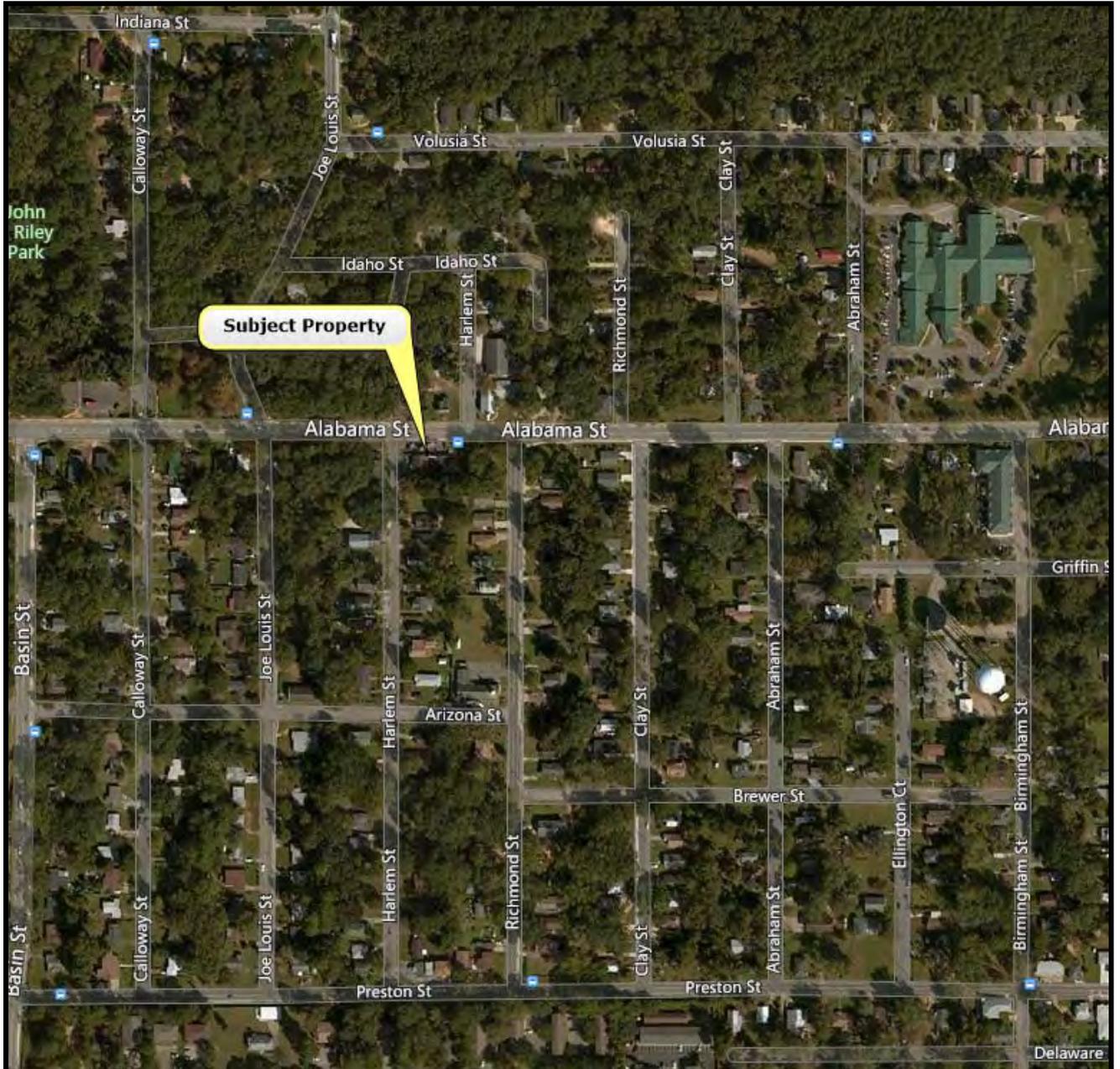
INTERIOR VIEW - RESTAURANT



Subject Location Map - General



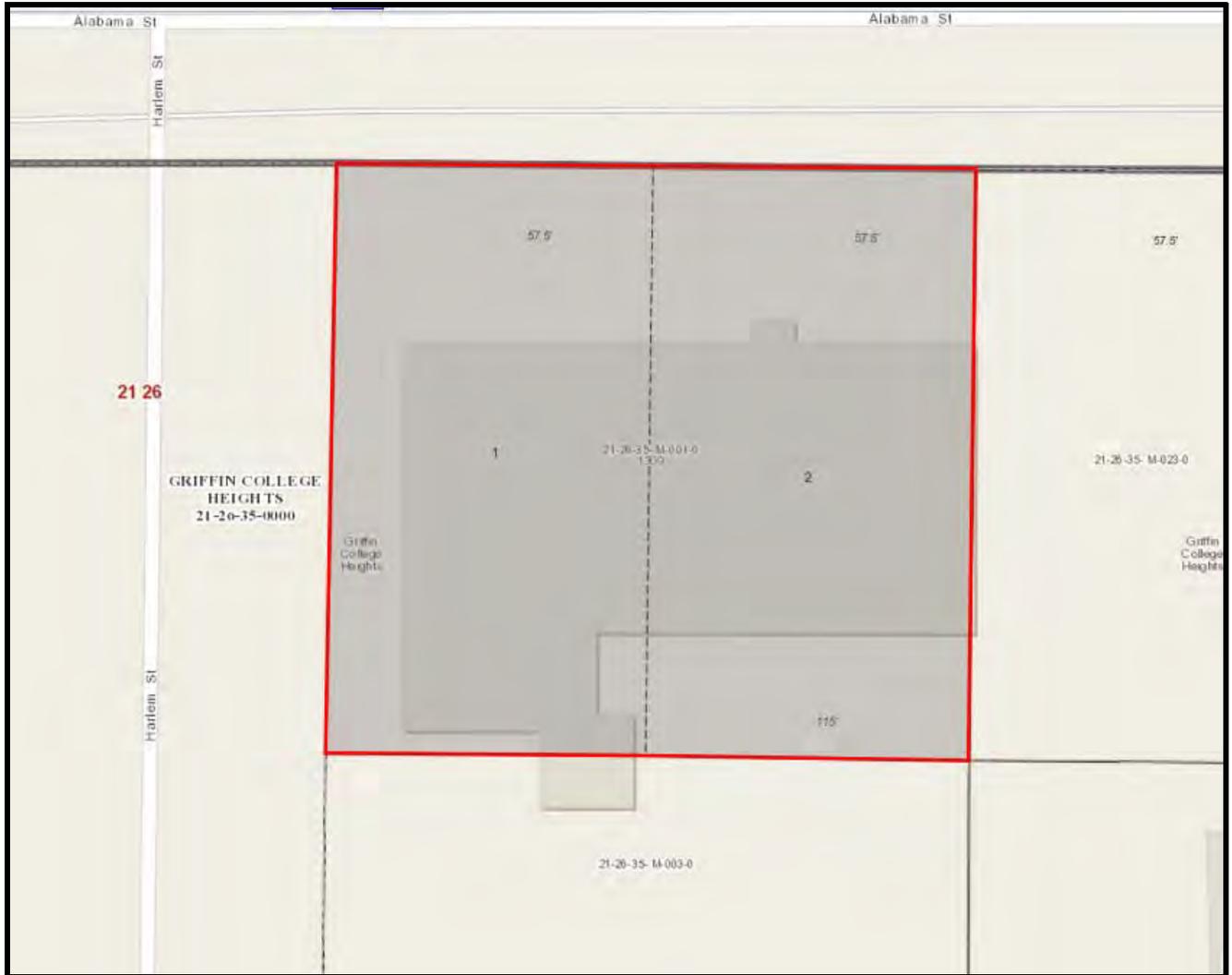
Subject Location Map - Specific



Subject Aerial Location Map

<b>Overview:</b>	<p>The subject of this valuation report is 11,500 square feet of land area (0.26 acre+/-), improved with a one-story commercial-retail (freestanding) building, configured as a multi-tenant property (store, restaurant and apartment). The gross building/net leasable area consists of 4,830± square feet. Additional site improvements include: asphalt paving (14+/- parking spaces), landscaping and a chain-link fence, etc. The subject property was originally built in 1953, is in poor condition, is vacated and in need of substantial renovations.</p> <p>The subject property is situated at the southeast intersection of Alabama Street and Harlem Street, approximately ½ mile southwest of the intersection of West Tharpe Street and Old Bainbridge Road. More generally, the property is located in the Frenchtown District of Tallahassee, approximately ¾ mile northwest of the Florida State University and 1.5 miles northwest of downtown Tallahassee (Capitol Complex). The subject property is located at 1309 Alabama Street, Tallahassee, Florida 32304.</p>
<b>Land Size:</b>	11,500 Square Feet, or 0.26 Acre +/- (Via Public Records)
<b>Road/Street Frontage:</b>	The site encompasses approximately 115± linear feet of frontage on the south side of Alabama Street and approximately 100± linear feet on the east side of Harlem Street.
<b>Shape:</b>	Generally Rectangular
<b>Access &amp; Visibility:</b>	<p>Vehicular access to the subject site is made via its frontage (and driveway connections) on both of the aforementioned streets. Both roadways yield only marginal traffic counts. However, both of the aforementioned fronting roadways are city-maintained, asphalt-paved and two-laned.</p> <p>It should be noted that the subject site is located at road-grade level and has good street exposure. In summary, access and visibility is considered good.</p>
<b>Topography:</b>	The subject parcel is at road-grade level and has a generally level topography. We estimate that the elevation change is less than 5 feet.
<b>Soils:</b>	A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use.
<b>Drainage:</b>	Upon inspection, we found no evidence of poor drainage, standing water, or wetlands. Per FEMA flood plain maps, none of the property is located within the floodplain (Zone X).
<b>Stormwater Retention Facility:</b>	No on-site stormwater retention facility was observed on the subject property. Stormwater retention is assumed to be handled via an off-site facility (City of Tallahassee storm drains).
<b>Environmental &amp; Engineering Issues:</b>	Unless otherwise stated in this report, we have no knowledge of any hidden or unapparent conditions of the subject site, (including wetlands or unsuitable soil), or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the subject site more or less valuable. It should be stated that Cureton Johnson & Associates are not engineers and are not qualified to provide a soil assessment or detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. For purposes of this analysis, Cureton Johnson & Associates has specifically assumed that the property is not affected by any unsuitable soils, wetlands, or hazardous materials and/or underground storage tanks that may be present on or near the property.





Subject Property Plat Map



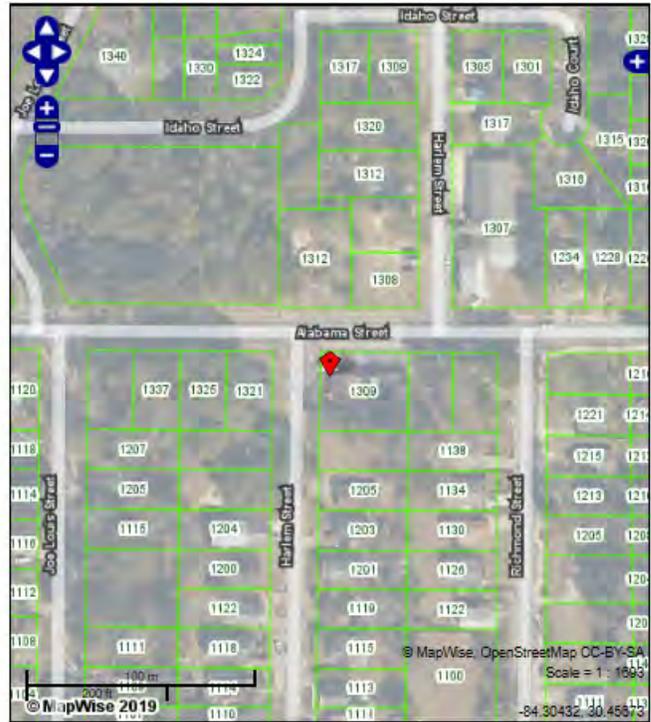
Subject Aerial Plat Map



Subject Bird's Eye Aerial Map

**Flood Zone Status and Elevation:**

Address (from parcels)	1309 ALABAMA ST
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS
Flood Zone(s)	X
Description(s)	X = OUTSIDE FLOODPLAIN
Base Flood Elevation	-9999.000000000
NFIP Community Name	CITY OF TALLAHASSEE
County	LEON
State	Florida
NFIP Community Number	120144
NFIP Map Number or Community Panel Number	12073C0283F
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	8/18/2009



<b>FEMA Map #:</b>	12073C283F
<b>FEMA Flood Zone Map Date:</b>	08/18/2009
<b>FEMA Flood Zone:</b>	Zone X

**Note:** Due to the fact the flood zone maps lack detail, we recommend that a licensed surveyor or engineer be consulted to certify the Flood Zone Status of the site.

**Definitions:**

**Zones B, C and X** are the flood insurance rate zones that correspond to areas outside the 100-year floodplains, No BFEs or depths are shown within this zone.

**Zone A** corresponds to areas within the 100-year floodplains; Base Flood Elevations or depths are shown.

**Zones AE and A1-A30** correspond to the 100-year floodplains with Base Flood Elevations determined.

**Zone AH** corresponds to the areas of 100-year shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. The BFEs have been determined within this zone.

**Zone AO** corresponds to the areas of 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average flood depths have been determined.

**Zone A99** identifies areas inundated by the 100-year floodplains that will be protected by a Federal flood protection system where construction has reached specified statutory milestones. No BFEs or depths are shown within this zone.

**Zone D** designation is used for areas where there are possible but undetermined flood hazards.

**Zone V** identifies areas inundated by the 100-year coastal floodplains that have additional hazards associated with storm waves with no BFEs determined.

<b>Easements and Encroachments:</b>	A title policy for the property has not been provided for the preparation of this appraisal. Based on our visual inspection and review of the plat map, the property does not appear to be adversely affected by any easements or encroachments. It is recommended the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.
<b>Covenants, Conditions and Restrictions:</b>	There are no known covenants, conditions and restrictions impacting the site that are considered to affect the marketability or highest and best use, other than zoning restrictions.
<b>Utilities and Services:</b>	The site is located within the jurisdiction of the City of Tallahassee and is provided electrical, water, sewer, telephone and fire/police service. Overall, the present utilities and services provide adequate quality and quantity to service the highest and best use "as if vacant" and "as improved."
<b>Zoning:</b>	<p>The subject is presently zoned <i>RP-2, Residential Preservation</i>. This zoning allows primarily for low-density residential (single, two-unit and duplex), recreation and some service uses. Residential density may be permitted within a range of up to 6.0 units per acre. According to the Tallahassee-Leon County Planning and Zoning Department, Residential Preservation can best be described as:</p> <p><i>The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses and prohibiting densities in excess of 6.0 dwelling units per acre.</i></p> <p>Note: Please note the attached literature found in the appendix of this report, which outlines the permitted uses and development standards for the RP-2 zoning classifications.</p> <p>Note: The existing use as a retail/convenience store appears to not be an allowable use under the RP-2 zoning, thus rendering the property legal, but non-conforming. We assume the existing use is allowable (grandfathered) under pre-existing zoning. However, there is a reasonable probability that if the building were destroyed, that the existing building may not be able to be re-built on the site.</p>
<b>Surrounding Land Uses:</b>	The immediate surrounding uses consist of a mixture of uses, including: single-family residential, multi-family residential, office uses, light commercial uses, religious facility uses, community facility uses and educational uses (namely Florida State University to the south) and Griffin Middle School (within the neighborhood).
<b>Overall Site Analysis Conclusion:</b>	The site is well located and afforded good access and visibility from roadway frontage. The size of the site is typical for the area and use and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

**IMPROVEMENT DESCRIPTION**

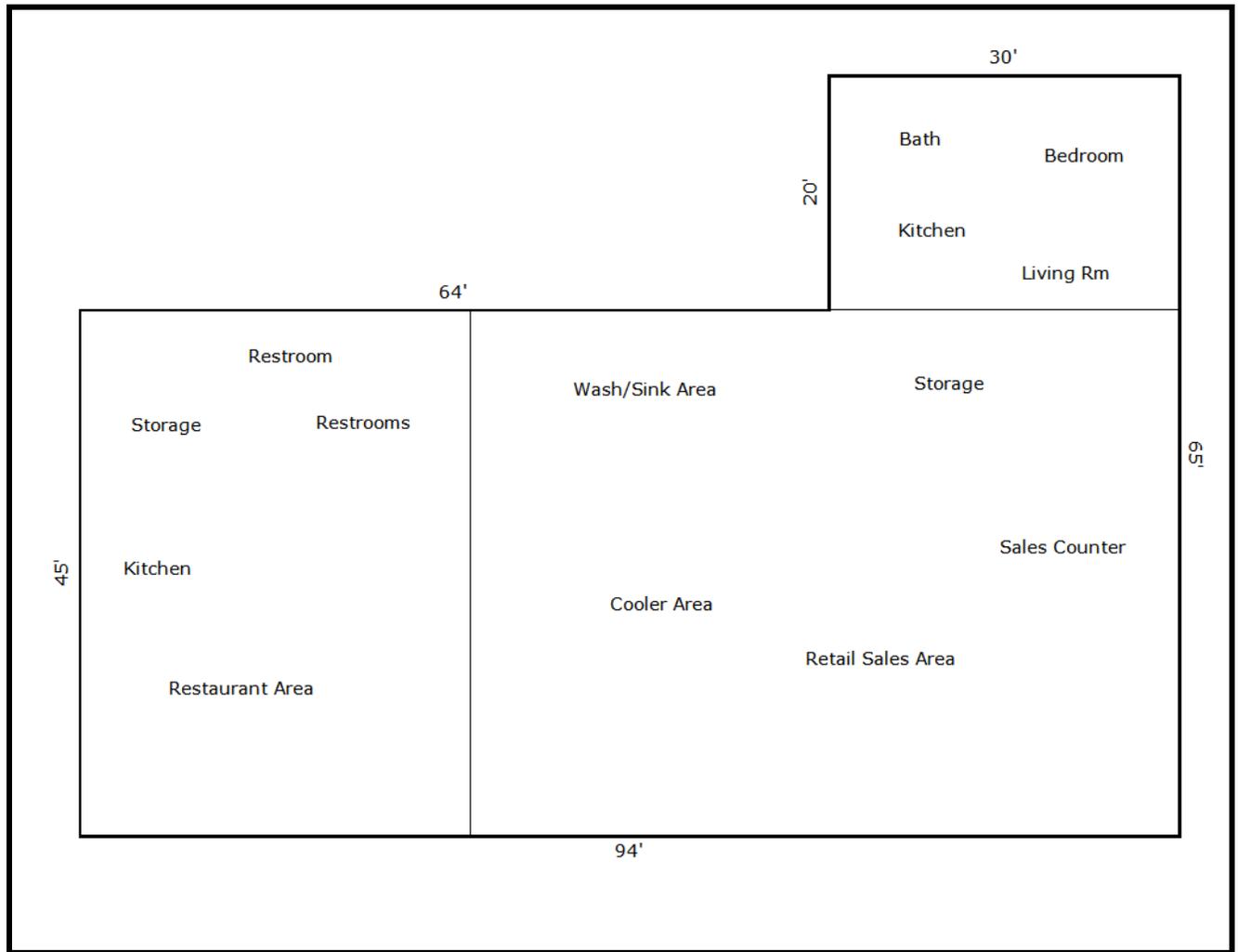
<b>Overall Improvement Data:</b>	<b>Number of Buildings:</b>	1
	<b>Number of Stories:</b>	1-Story
	<b>Type:</b>	Commercial-Retail (C-Store, Restaurant, Apartment)
	<b>Construction Type:</b>	Concrete Block Construction
	<b>Construction Class:</b>	Class "C," Retail Building, Average Cost (Per Marshall & Swift Cost Service)

<b>Overall Building Area:</b>	<b>Unit Type</b>	<b>Size (SF)</b>
	Convenience Store Area	2,880±SF
Restaurant Area	1,350±SF	
Apartment Area	600±SF	
<i>Total Net Leasable Area</i>	<i>4,830±SF</i>	
<i>Gross Building Area</i>	<i>4,830±SF</i>	

<b>Age and Condition of Improvements:</b>	<b>Year Built:</b>	1953 (Per Public Records)
	<b>Actual Age:</b>	67 Years
	<b>Effective Age:</b>	40 Years
	<b>Remaining Economic Life:</b>	10 Years (50 Year Economic/Physical Life)
	<b>Physical Condition:</b>	Upon our inspection of the property (with Ms. Bennett, owner), we found substantial deferred maintenance items. Those items include: roof leaks (east side of building), deteriorated drywall (walls and ceilings) throughout the eastern and southern areas of the building, window repairs needed, either no flooring or deteriorated flooring in the east and southern areas of the building, interior painting needed throughout the entire interior of the subject, various wood rot and deterioration of exterior trim and fascia/soffit areas, etc. In addition, the rear apartment is not currently habitable, as it is need of substantial cosmetic repairs and is in need of: flooring, interior painting, appliances, painting, etc.

<b>Construction Elements:</b>	<b>Exterior Wall:</b>	<b>Roof Type/Cover:</b>	<b>Roof Frame:</b>	<b>Wall Height:</b>
	Painted Concrete Block Structure	Architectural Shingle & Single-Ply Membrane Flat Roof System (Bitumen Finish)	Wood-Frame Truss & Bar Joist/Rigid Frame Wood Facia/Soffits	8-9 Foot Ceilings 10 Foot Eave Height
	<b>Foundation:</b>	<b>Exterior Windows:</b>	<b>Exterior Doors:</b>	<b>Restrooms:</b>
	Concrete Slab At Grade Level	Storefront (Fixed) Glass Aluminum Frame & Single-Hung Insulated	Storefront Glass (Entry & Side) & Aluminum/Glass Front Door. Rear Steel Pedestrian Doors	Each Space Contains a 2 or 3 Fixture Restroom.
	<b>Heating/Cooling:</b>	<b>Interior Floor</b>	<b>Interior Walls/ Ceiling:</b>	<b>Additional:</b>
Central H/A HVAC System, via Heat Pump Systems	Stained Concrete, Carpet and Vinyl on Slab Foundation	Exposed Concrete Block Walls & Drywall or Plaster Walls and Drywall Ceilings	* Wall-Coolers * Stainless Steel Commercial Kitchen * Exposed A/C Ducts * Vent/Hood-Grease Trap	

<b>Quality and Structural Condition:</b>	The overall quality of the subject building is considered to be typical for the neighborhood, while generally consistent in quality with buildings of similar age in the region. Cureton Johnson & Associates is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making any business decisions.										
<b>Functional Utility:</b>	The subject property is somewhat unique in that it is configured into three (3) components. The main component is a convenience store (configured with: a sales counter, a sales area, walk-in cooler/wall cooler areas, rear storage, a restroom and rear storage. The east side of the building was converted to a restaurant space, with an open dining area, a kitchen, a rear storage area and a restroom. The southwest portion of the building is configured as an apartment (with a living room, a bedroom, a bath and a kitchen). Most importantly, the subject building's only functional space is the store. The other two areas are dilapidated and in need of total renovation, as both have substantial deferred maintenance (see later in this section).										
<b>Occupancy:</b>	All spaces are vacant at this time.										
<b>Pertinent Ratios:</b>	<table border="1"> <tr> <td><b>Parking Information:</b></td> <td>14 Spaces-1 Space Per 345 SF NLA (Below Code)</td> </tr> <tr> <td><b>Land Size:</b></td> <td>11,500± SF</td> </tr> <tr> <td><b>Building Size (NLA):</b></td> <td>4,830± SF</td> </tr> <tr> <td><b>Land-to-Building Ratio:</b></td> <td>2.38</td> </tr> <tr> <td><b>Site Coverage Ratio:</b></td> <td>42.00%</td> </tr> </table>	<b>Parking Information:</b>	14 Spaces-1 Space Per 345 SF NLA (Below Code)	<b>Land Size:</b>	11,500± SF	<b>Building Size (NLA):</b>	4,830± SF	<b>Land-to-Building Ratio:</b>	2.38	<b>Site Coverage Ratio:</b>	42.00%
<b>Parking Information:</b>	14 Spaces-1 Space Per 345 SF NLA (Below Code)										
<b>Land Size:</b>	11,500± SF										
<b>Building Size (NLA):</b>	4,830± SF										
<b>Land-to-Building Ratio:</b>	2.38										
<b>Site Coverage Ratio:</b>	42.00%										
<b>ADA Compliance:</b>	<i>The American with Disabilities Act (ADA), enacted on January 26, 1992, requires that commercial properties serving the general public, honor specific guidelines which enable commercial buildings to be more accommodating to disabled individuals. We have not made a specific compliance survey and analysis of this property to determine whether or not the property is in compliance with the requirements set forth by this act. It is possible that a compliance survey of the property may reveal that the property is not in compliance with this act. If this is so, this issue could result in a negative impact upon the value of the property.</i>										



**Subject Building Sketch Map**

*Note: Upon our inspection of the property (with Ms. Bennett, owner), we found substantial deferred maintenance items. Those items include: roof leaks (east side of building), deteriorated drywall (walls and ceilings) throughout the eastern and southern areas of the building, window repairs needed, either no flooring or deteriorated flooring in the east and southern areas of the building, interior painting needed throughout the entire interior of the subject, various wood rot and deterioration of exterior trim and fascia/soffit areas, etc. In addition, the rear apartment is not currently habitable, as it is need of substantial cosmetic repairs and is in need of: flooring, interior painting, appliances, painting, etc.*

*It should be noted that Ms. Bennett noted that she has received quote of \$22,000+/- to install a new roof for the eastern portions of the building and \$40,000+/- to renovate the rear apartment area to make habitable. In addition, we have estimated another \$20,000+/- to update those portions of the building that have deferred maintenance. The estimated total cost of renovations is estimated by the appraiser to be \$82,000+/- . Thus, we have valued the subject property "as cured" then deducted out the cost to "cure" or "renovate, to arrive at a final value estimate for the subject property in it's current "as is" state. Should an actual contractor estimate a substantially different cost figure to complete these items, this valuation may be subject to revision.*

**PROPERTY TAX ANALYSIS**

**Tax Assessment Analysis:** Real estate taxes for properties located in Leon County are based on the assessed value of real property, hence the term ad valorem (which means according to value) taxes. The assessed value is typically based on, but not necessarily equivalent to, its market value. Florida law mandates that all property be assessed by the county at full market value. The full market value, however, is generally not assessed and Florida's property taxes are considered low in relation to the rest of the nation. The Cost Approach to Value is the main valuation approach used by the assessor to determine the market value. The millage rates for Leon County tend to fluctuate from year to year. The millage rate is adjusted each year in relation to the total assessed value of all properties located in Leon County. **If the total taxable value is higher than the previous year, the millage rate will typically be equal or lower; the opposite is true as well. Therefore, it is difficult to determine whether the millage rate will increase since we do not know what the total taxable value will be for the future.** The following is a brief description of the tax information found concerning the subject property.

Current Assessment & Tax Information:	Tax I.D. #	Land Value	Improvement Value	Total Assessed Value
	21-26-35- M-0010	\$12,750	\$128,805	\$141,555
	<b>Just (Market) Value</b>	<b>\$12,750</b>	<b>\$128,805</b>	<b>\$141,555</b>
	<b>Total Assessed Value</b>			<b>\$141,555</b>
	<b>Millage Rate</b>			<b>0.0191141</b>
	<b>Gross Tax Liability (Before 4% Discount for Early Payment)</b>			<b>\$2,706</b>
	<b>Discounted Tax Liability</b>			<b>\$2,597</b>

<b>Taxing Authority</b>	<b>2019 Millage Rate</b>
Leon County Commission	8.31440
Emergency Medical Service	0.50000
<b>School Board</b>	
By State Law	3.91900
By Local Board	1.50000
By Local Board	0.74800
City of Tallahassee	4.10000
Downtown Improvement	1.00000
Northwest Florida Water Management District	0.03270
<b>Totals</b>	
Inside City Limits (1)	19.1141
Outside City Limits (2)	15.0141
Downtown (3)	20.1141

**2019 Leon County Millage Rates**

**Conclusion:** Per the Property Appraiser's office, the assessment for the subject should remain stable unless the property is expanded or market conditions change. The current assessment appears to be reasonable and in-line with competing retail properties in the subject market area.



**Predominant Land Uses:** The subject neighborhood is characterized as a mixed-use office/residential area. The residential uses vary in density, from apartments complexes, condominiums and older 1940-50's single-family residential. Commercial uses are predominantly located along the main commercial corridors of: Tennessee Street, North Monroe Street, etc.

**Value Trends:** After researching the current comparable rental market, our analysis indicates that most commercial property within the subject neighborhood typically leases from approximately \$12.00 per square foot to \$30.00 per square foot, relative to location, visibility and building characteristics. Most average quality buildings (offices or retail) within inferior proximity to the Capitol occupy the lower end of this range. The higher portion of the range is characterized by Class A office space found in buildings such as: *High Point Office Center, Kleman Plaza Office Center, 215 South Monroe Street, or the Bank America Building (Calhoun Street)*. Moreover, most Class A office space is occupied by attorneys/lobbyists and typically demands rents of \$21.00 to \$31.00 per square foot of leasable area.

Neighborhood commercial land values the highest (with respect to price per square foot) in all of Tallahassee. Most land values in the outskirts of the downtown district range from \$10.00 to \$20.00 per square foot. It should be noted, however, that land values in the primary downtown district command prices of \$30.00 to \$75.00 per square foot. Land very rarely sells in the neighborhood, since virtually all of the land is improved. Most land sales include demolition of existing improvements.

Neighborhood commercial improved values typically range from \$85.00 per square foot to \$200.00+ per square foot. The lower end of this range is typically occupied by older "aged" properties within functional obsolescence and inferior visibility/location. The upper tier of this range is typically occupied by buildings with less than 10,000 square feet of finished area, located within walking distance to the Capitol Complex.

Office land in the neighborhood is currently selling from between \$5.00 to \$25.00 per square foot. Office buildings currently are selling from a low of \$90.00 per square foot to a high of \$225.00+ per square foot. This range is typically relative to the quality and condition of space. Older buildings (1980's built) typically occupy the low range, while the upper end is occupied by newer, medical/build-to-suit buildings. Typical office rents range from \$10.00 to \$20.00 per square foot.

*Based on an analysis of improved/unimproved sales within recent past, annual appreciation was 5-10% from 2000-2005, but actually declined (in similar proportion to the upswings) in 2007-2012 and have since leveled out. More recent trends have been level to slightly increasing values. Most value decreases were associated with single-family residential housing, but commercial/office followed suit. The more recent trends have been for improving economic conditions and better occupancy and lease rates as well. Given existing economic conditions, we foresee this trend to continue for the next 6-12 months, as residential building activity (a stable base of Leon County) had seen a tremendous slowdown and "trickle-down" economics of such fallout continued to take place throughout the area up until 2013/2014. It should be noted that most recent trends, 2015 to 2019, have been for an uptick in demand for both residential and commercial real estate, with even some isolated value appreciation in certain isolated areas.*

*In addition, one of the more positive sectors in the local real estate market has been the multi-family housing market. The challenging credit market, the unstable wages and the overall reduction in net worth over the past few years, has prompted a shift towards apartment housing. Thus, many people who were able to or who desired to occupy single-family houses, have now been resigned to living in apartment communities. In addition, as interest rates rise, we would foresee further demand for apartments, as rising interest rates and inflation will make home ownership very difficult for many people. These circumstances have prompted heightened activity for multi-family residential real estate and have consequently driven cap rates back down to pre-recession type rates.*

**Neighborhood Trends and Conclusions:** The subject neighborhood is comprised of a variety of land uses, with a strong orientation towards converted residential to office use and local retail-oriented uses. With almost no vacant land available in the neighborhood, renovation and demolition of existing structures has, in the past and currently been prevalent within the neighborhood. Redevelopment in and around the neighborhood should have a positive influence on the neighborhood, which in turn, should directly benefit the subject property.

Although new construction along the North Monroe corridor has been somewhat modest over the past 12-24 months, there was recently a Subway/Dunkin Donuts property developed near the Allen Road intersection. Another proposed development is for a Mattress Firm freestanding retail property along North Monroe Street (near Allen Road). The most influential of proposed developments is the proposed demolition of (most of) the Tallahassee Mall property, to make way for new development of approximately 220,000 SF of mixed-use space (commercial retail/restaurant, office and condo). The developer, Blackwater Resources, plans on groundbreaking in late 2014 or early 2015 and this proposed development will include an amphitheater (where the existing food court is located). The mall property, comprised of 95.50 acres +/- was mired by the recession and the real estate slump and was placed in receivership in the fall of 2008 (the year it lost it's anchors, Dillard's and Goody's). In 2009, the mall was put up for sale. Blackwater Resources purchased the property in mid-2014 and plans on immediate redevelopment. Without question, assuming this development takes place, this will have an immediate positive impact on the immediate subject market area.

The most significant of new (private) development in the immediate area is the newly developed Gateway project, located at the northeast intersection of North Monroe Street and East Tennessee Street. This project contains approximately 38,000 SF of mixed-use retail/office space, anchored by Walgreens and Geico Insurance on the second floor, with Morgan and Morgan Law Firm occupied over 11,000 SF of second floor office space. This project is slated for delivery in June of 2014.

Probably the most influential of all current projects in the immediate area is the Cascades Park/Capital Cascades Trail project (conducted by City of Tallahassee/Blueprint 2000). This project is designed to provide significant stormwater management facilities (abate existing flooding problems in immediate area) and provide for a world class park setting. Upon completion, with it's Meridian Plaza and Amphitheater, multi-use bike and hiking trails, interactive Water Play Plaza, Boca Chuba water fountain and a proposed restaurant/bar; this park will host a variety of city-sponsored activities, events and concerts. The project is slated for completion sometime in 2014. In conjunction with this project, Franklin Boulevard has been totally redeveloped with new streets, new street signs, improved drainage, new landscaping, underground utilities and updated (new) lighting facilities. Franklin Boulevard essentially is the gateway leading to the park from the north (main entrance).

Finally, the Frenchtown district has been going through a revitalization process, as a result of the City of Tallahassee acquiring several properties over the past fifteen years and redeveloping several properties in this area (via the Community Redevelopment Agency-CRA). The anchor of this redevelopment is the Frenchtown Renaissance Center, which houses several city/county agencies. This area should see further revitalization, as the local homeless Shelter is being relocated out of the area (to west Tallahassee). Relocating the Shelter should encourage more businesses to relocate to this area as well.

A notable Frenchtown project (completed in early 2019) is the Casansas Village @ Frenchtown Square, located at the Brevard Street and Macomb Street intersection. This tax-credit affordable housing project, slated for 5-stories, 88 total units (1/2/3 bedroom units, with a total of 171 beds), with 968 SF of commercial-retail space as well. This project includes: market rate housing and tax credit housing, fitness center, cyber lounge, ground level parking and outdoor recreation areas.

In addition, there is a student housing project in conceptual stages, located on North Macomb Street (at Carolina and Virginia Street). This project (Standard at Tallahassee) is slated for 265 units, 915 total beds, a parking garage and a total of 5 stories. This project is slated for 2019 delivery.

**Neighborhood Summary:** Taking into consideration the fact that the subject neighborhood offers close proximity to the downtown business district, to Florida State University and taking into consideration the fact that revitalization is underway, we feel that the long-term prospects for the subject neighborhood appear to be positive. The short-term outlook for the neighborhood, however, is for continued stable to slightly increasing appreciation, since this revitalization process has not yet reached its peak. We feel that the neighborhood is attractive to those residents/occupants/investors who desire close proximity to downtown Tallahassee, but desire a lower prices/rental rates for property. This area will unquestionably provide a solid long-term investment, given the locational characteristics, the pride in local ownership and the fact that the area is in the process of being rejuvenated.

Given the subject neighborhood's close proximity to necessary supporting facilities and based on the fact that land is scarce within the neighborhood, we foresee demand for property in this neighborhood to be above-average in the near future and regard the subject area as being a solid long-term investment. The short-term perspective is somewhat optimistic, as the nation has rebounded from the economic recession and the most recent years have demonstrated improvement in employment, wages and overall improved economic conditions. Moreover, as businesses rebuild and market rebound, we foresee the subject neighborhood to find a resurgence as well. This has not yet taken place and we would speculate this will not take place until 2019 or 2020.

## HIGHEST AND BEST USE ANALYSIS

**Introduction:** The basic economic forces of supply and demand are basic tools for analyzing the relationships between economic behavior and the appraisal process. The interdependent factors that influence value are also economic in origin because modern value and appraisal theory have evolved from neoclassical economic thought. The relationship between economic behavior and appraisal are clearly evident in real estate markets. An understanding of market behavior is essential to the concept of highest and best use. The forces of supply and demand create market value, so the interaction between market forces and highest and best use is of crucial importance. When the purpose of an appraisal is to estimate market value, highest and best use analysis identifies the most profitable, competitive use to which the property can be put. Therefore, highest and best use is a market-driven concept and is the foundation on which market value rests. Generally, the price a buyer is willing to pay for real estate is directly related to the most profitable use of the site or property.

**Definition:** A property's highest and best use is defined as:

*"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.."<sup>4</sup>*

The existing use of the site may or may not coincide with the determined highest and best use of the property. In order for the property to achieve its highest and best use it must meet the following four criteria and be: *legally permissible, physically possible, financially feasible and maximally productive.*

If a proposed use fails to meet any of the criteria, it is discarded and another use is reviewed. In the following section of this valuation report, the highest and best use is determined first for the site as though vacant and available to be put to its highest and best use. No considerations are given to any of the existing improvements. A second analysis considers the site as improved, taking into account the present improvements and their effect on market value. The highest and best use of both land as though vacant and property as improved must meet these criteria.

### HIGHEST AND BEST USE AS THOUGH VACANT

**Legally Permissibility:** The public legal restrictions, including zoning and building costs, must be observed since they may prevent otherwise potential uses. As indicated in the Land Use section of this valuation, the subject is presently zoned *RP-2, Residential Preservation*. This zoning allows primarily for low-density residential (single, two-unit and duplex), recreation and some service uses. Residential density may be permitted within a range of up to 6.0 units per acre. According to the Tallahassee-Leon County Planning and Zoning Department, Residential Preservation is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses and prohibiting densities in excess of 6.0 dwelling units per acre.

Please note the attached literature (appendix) which outlines the permitted uses per the *RP-2* zoning designations and the development standards set forth by the Tallahassee-Leon County Planning Department. With regards to utilities, public utilities appear to be in place to allow for development of the site. Additionally, no private restrictions were found which would affect the legal permissibility of the site. *We have not been provided a warranty deed or title policy for the subject property and assume that no private restrictions exist, which would prohibit development of any of the legally permissible uses as stated herein.*

---

<sup>4</sup>[Source: The Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition (Chicago, Illinois: The Appraisal Institute, 2001)].

**Physical Possibility:** The subject property is rectangular in shape, is a minor corner site, contains 0.26 acre +/- and is level to gently sloping. The property is comprised of platted lot(s) of record. It appears as though the property is not located in the floodplain and contains no wetland areas. From a locational standpoint, the property has good access (paved-two lane road on both sides) which provides direct access and close proximity to necessary support facilities as well. As noted previously, the subject is located within the Frenchtown area, within close proximity to Florida State University campus and close to the Capitol and Cascades Park. The property also has access to public utilities as well.

No known soil conditions exist which would prohibit development of the site with any of the legally permitted uses. It should be mentioned that no environmental study for the subject was provided and we assume that no soil contamination exists. Moreover, we assume that the existing soil is suitable for reasonable development of the subject property.

**Financial Feasibility:** The financial feasibility of a specific use determined for the subject property is relative to the similarity of uses within the subject neighborhood. Financially feasible uses represent uses which produce a positive return to the land.

At present, uses in the immediate subject area are predominantly single-family and multi-family residential, as evidenced by duplexes, triplexes and apartment complexes. It should be noted that occupancy rates for all types of residential housing (single-family, 2-4 family and multi-family) are all strong at this time, as most occupancy rates are in excess of 90%. Commercial and office uses are not allowable, so these uses have been eliminated.

Taking into consideration the surrounding property types (mostly single-family residences and student-oriented multi-family residential), the legally permissible uses (mostly residential), the physically possible uses and the current demand for such use, we feel that residential use is the only financially feasible use. Community/recreational facilities provided adequate uses for the immediate surrounding area, but are not financially feasible, given the return/value generated by these uses, relative to cost to construct, we have deemed residential use to be financially feasible.

**Maximum Productivity:** The maximally productive use is the use which generates the highest return to the land. After consideration of the aforementioned Highest and Best Use criteria and taking into consideration the amount of income the subject could generate under the available uses, our analysis indicates that since residential use is the only financially use, then this is the maximally productive use as well. Thus, the ideal improvement would be development of the site to the highest residential density allowed under zoning, but that which is physically possible as well.

**Therefore, the highest and best use of the site as though vacant is for residential use, developed to the highest density possible.**

### HIGHEST AND BEST USE AS IMPROVED

There are two primary reasons to analyze the highest and best use of the subject property as improved. The first reason is to identify the use of the property that can be expected to produce the highest overall return on investment. The second is to assist in identifying comparable properties, which will be explored later in the Direct Sales Comparison Approach. A property's highest and best use as improved must meet the same four criteria as for its highest and best use as if vacant.

The subject property consists of a one-story commercial-retail (freestanding) building, configured as a multi-tenant property (convenience store, restaurant and apartment). The gross building/net leasable area consists of 4,830± square feet. Additional site improvements include: asphalt paving (14+/- parking spaces), landscaping and a chain-link fence, etc. The subject property was originally built in 1953, is in poor condition and in need of substantial renovations.

When determining the highest and best use of the subject property as improved, it is necessary to determine whether it is most feasible to demolish the existing improvements, renovate or reconfigure the improvements, or leave the improvements as is. In our analysis of the effects of each scenario, we feel that demolition of the existing improvements would not be feasible since the improvements represent value to the property and since the design, quality and condition of the improvements are conducive to the highest and best use of the property. Moreover, the value of the property (as improved) is much greater than the value as though vacant (as residential land). As noted previously, however, if the improvements are destroyed, the existing commercial building may not be able to be replaced on the site. This is an inherent risk on the property (and absent of law-and-ordinance insurance) would result in value loss. This risk has been accounted for in the valuation.

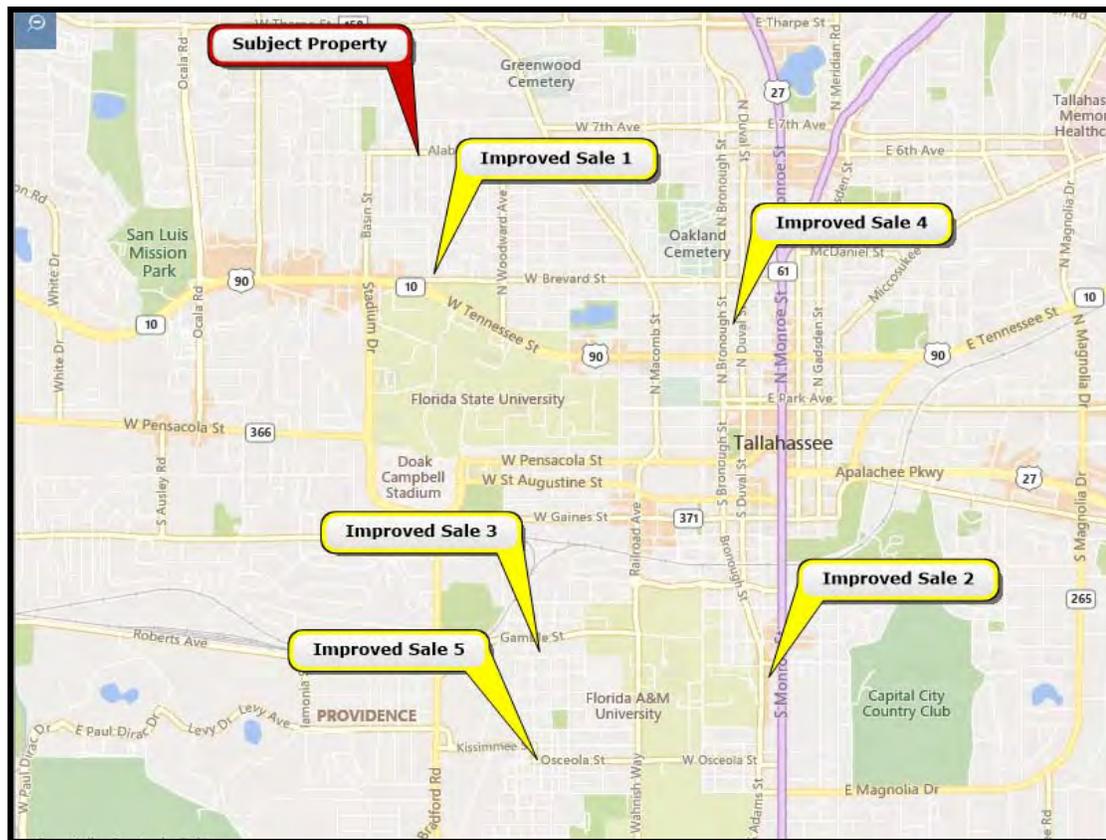
**Therefore, the highest and best use as improved is for its continued use as a retail-commercial (convenience store, restaurant, apartment) property.**

### DIRECT SALES COMPARISON APPROACH

**Methodology:** Market value is achieved through this approach by direct comparisons of the property being appraised to similar properties that have sold in the same or in a similar market. The price that a typical buyer pays is often a result of a "shopping process," in which an informed buyer compares available alternatives. This approach is based on the principle of substitution, which implies that a prudent person will not pay more to buy a property than it will cost to buy a comparable substitute property.

One of the most significant factors in price determination is the current sales market. In order to estimate the value of the property using this approach, it was necessary for this appraisal group to search the subject market area (Tallahassee) public records to locate the most comparable sales transactions to the subject (Only arms-length transactions were used in this valuation). All sales were verified with a party involved in the transaction (i.e. buyer, seller, agent or representative of either side). Verification included sale price and date, specifications of the improvements, terms of sale, etc. In addition, real estate professionals were interviewed to determine market conditions and to observe the available competing properties.

Once market data is compiled and verified, comparisons are made between the subject and the recent comparable sales to determine the similarities and dissimilarities. When necessary, adjustments are made to each comparable so that each comparable becomes as close to identical to the subject as possible. These adjusted comparable sales are consequently reconciled to form a value estimate using the Direct Sales Comparison Approach. The following pages describe pertinent aspects of each comparable property, the necessary adjustments made to them and the reconciliation of their adjusted values. Proximity of these properties to the subject can be found in the addenda of this report.



Comparable Sales Location Map

**IMPROVED SALE #1:**



**Address:** 954 W. Brevard Street, Tallahassee, Leon County, FL  
**Property Type:** Single-Tenant Office/Retail Building  
**Tax Assessor I.D.:** 21-26-20-512-0000  
**Grantor:** Federated Publications, Inc.  
**Grantee:** Brevard Street Investments LLC  
**Sale Date:** August 11, 2015  
**Arms Length Transaction:** Normal Market Transaction  
**O.R. Book/Page:** 4832/1498  
**Terms/Financing:** Cash to Seller (Via 1<sup>st</sup> Mortgage of \$166,400 to PeoplesSouth Bank)  
**Property Rights:** Fee Simple Estate  
**Sale Price:** **\$208,000**  
**Price Per SF (Of GBA):** **\$77.38/SF**  
**Land Size:** 0.29 Acre or 12,632 Square Feet +/-  
**Building Size:** 2,688± SF of Net Leasable/Gross Building Area  
**Land To Building Ratio:** 4.70  
**Construction Type:** Paint & Stucco over Concrete-Block, with Built-Up Flat Membrane Roof  
**Year Built:** 1957  
**Quality:** Average  
**Condition:** Good  
**Verification:** Verified with Alan Richardson (Listing Agent: NAI Talcor Commercial Real Estate); by Wayne R. Johnson II, MAI of Cureton Johnson & Associates.

**Comments:** This building is located next to the Florida State University President's residence and across the street from the Florida State University campus. The property had undergone some recent renovations and was in good condition at the time of sale. This property included a single building with 11 onsite paved/lined parking spaces.

Per Mr. Richardson, the property was on the market for approximately 6 months before being contracted on and was listed for \$250,000 (83% sale-to-list price ratio). Property was purchased by investor, who has the property on the market "for lease" at a rate of \$15.00/SF NNN.

**IMPROVED SALE #2:**



**Address:** 1617 S. Adams Street, Tallahassee, Leon County, FL  
**Property Type:** Freestanding Retail/Office Building  
**Tax Assessor I.D.:** 41-01-20-438-0000  
**Grantor:** Centennial Bank  
**Grantee:** 1617 S. Adams Street LLC  
**Sale Date:** May 10, 2017  
**Arms Length Transaction:** Normal Market Transaction  
**O.R. Book/Page:** 5063/2108  
**Terms/Financing:** Cash to Seller (Via 1<sup>st</sup> Mortgage of \$140,000 to Thomas County Federal)  
**Property Rights:** Fee Simple Estate  
**Sale Price:** **\$135,000**  
**Price Per SF:** **\$66.96/SF**  
**Land Size:** 0.20 Acre, or 8,536 Square Feet +/-  
**Building Size:** 2,016± SF of Net Leasable/Gross Building Area  
**Land To Building Ratio:** 4.23 to 1  
**Construction Type:** Stucco over Concrete-Block Construction with Composition Shingle Roof  
**Year Built:** 1960  
**Quality:** Average  
**Condition:** Below Average  
**Verification:** Verified with Trey DeSantis (Transactional Broker: TLG Real Estate Services) by Wayne R. Johnson II, MAI of Cureton Johnson & Associates. Additional verification via April 2017 appraisal by Cureton Johnson.

**Comments:** This property is a two-story, mixed-use (office/retail) building, containing 2,016 SF of net leasable area. In addition, the building includes an unfinished basement (700 SF), which contributed nominal value to the property. Ancillary improvements included: a rear (detached) cook shack, landscaping and asphalt/concrete paved parking (5 lined spaces). The building was proposed to be totally renovated, at a cost of \$40,000.

This property was bank-owned, but listed for sale for approximately two months prior to being put under contract, at a list price of \$165,000, with no other reported written offers or contracts. The property had been listed in 2016 with Kingdom Realty for \$299,000, then reduced to \$226,500 and taken off the market in October of 2016.

**IMPROVED SALE #3:**



<b>Address:</b>	825 Floral Street, Tallahassee, Leon County, FL
<b>Property Type:</b>	Freestanding Retail Building
<b>Tax Assessor I.D.:</b>	41-01-25-D-0010
<b>Grantor:</b>	Wayne A. Sampson
<b>Grantee:</b>	Sean Crowe & Cassandra Cole
<b>Sale Date:</b>	June 13, 2019
<b>Arms Length Transaction:</b>	Normal Market Transaction
<b>O.R. Book/Page:</b>	5326/1456
<b>Terms/Financing:</b>	Cash to Seller
<b>Property Rights:</b>	Fee Simple Estate
<b>Sale Price:</b>	<b>\$45,000</b>
<b>Price Per SF:</b>	<b>\$70.31/SF</b>
<b>Land Size:</b>	0.17 Acre, or 7,500 Square Feet +/-
<b>Building Size:</b>	640± SF of Net Leasable/Gross Building Area
<b>Land To Building Ratio:</b>	11.72 to 1
<b>Construction Type:</b>	Brick Facade over Concrete-Block Construction with Single-Ply Membrane Roof
<b>Year Built:</b>	1958
<b>Quality:</b>	Average
<b>Condition:</b>	Below Average
<b>Verification:</b>	Verified with Ibn Imani (Listing Agent: Keller Williams Town & Country Real Estate) by Wayne R. Johnson II, MAI of Cureton Johnson & Associates.

**Comments:** This property is represented as a single-tenant, barber shop facility, purchased for owner-occupancy. The building included a small salon area, a restroom and a break room/office area. The building was dated and in need of renovations. Site improvements included paved parking and fencing. This property last sold for \$50,000 in March of 2004 (OR 3046/1053).

Per listing agent, this property was on the market for approximately 53 days prior to being placed under contract and was listed for \$57,000 (representing a 79% sale-to-list price ratio).

**IMPROVED SALE #4:**



**Address:** 420 North Duval Street, Tallahassee, Leon County, FL  
**Property Type:** Single-Tenant Office/Warehouse Building  
**Tax Assessor I.D.:** 21-36-40-242-4110  
**Grantor:** Georgia-Florida Burglar Alarm Company, Inc.  
**Grantee:** Lewis Varn Properties, LLC  
**Sale Date:** January 15, 2019  
**Arms Length Transaction:** Normal Market Transaction  
**O.R. Book/Page:** 5275/1636  
**Terms/Financing:** Seller-Held First Mortgage of \$270,000 (90% L/V at Market Rates)  
**Property Rights:** Fee Simple Estate  
**Sale Price:** **\$300,000**  
**Price Per SF:** **\$69.51/SF**  
**Land Size:** 0.26± Acre, or 11,326± Square Feet  
**Building Size:** 4,316± Square Feet of Gross/Net Leasable Building Area  
**Land-to-Building Ratio:** 2.62 to 1  
**Construction Type:** Concrete-Block Construction with Metal Roof Finish (to Gutters)  
**Year Built:** 1951  
**Quality:** Average  
**Condition:** Average  
**Verification:** Verified with Mr. George Varn (Representative of Grantee) by Wayne R. Johnson II, MAI of Cureton Johnson & Associates.

**Comments:** This property represents a two-story office/flex-retail space building, located on the west side of North Duval Street, just south of the West Carolina Street intersection. This building has approximately 2,576 SF on the street-level and approximately 1,740 SF below-grade. The grantee owns the adjacent north property (that attaches to this property) and purchased this building to eventually lease to Brandt Information Systems. Brandt would be using the property for office space and for production of (printing licenses) to distribute nationally. The grantee immediately leased the first floor (below-grade level) and the planned on gutting the top floor to develop into office/flex space to also lease to Brandt as well. The building was somewhat dated and in need of renovations. In addition, the property only included 9 onsite (concrete-paved) parking spaces.

This was an off-market transaction, with no noted brokers involved with the sale.

**IMPROVED SALE #5:**



**Address:** 2021 Holton Street, Tallahassee, Leon County, FL  
**Property Type:** Freestanding Retail (Titi Convenience Store) Building  
**Tax Assessor I.D.:** 41-01-27- K-0050  
**Grantor:** Yarad Ballo & Gebregiorgis Abonesh  
**Grantee:** City of Tallahassee  
**Sale Date:** December 2, 2019  
**Arms Length Transaction:** Normal Market Transaction  
**O.R. Book/Page:** 5387/2145  
**Terms/Financing:** Cash to Seller  
**Property Rights:** Fee Simple Estate  
**Sale Price:** **\$160,000 (Real Estate Only)**  
**Price Per SF:** **\$94.34/SF**  
**Land Size:** 0.21 Acre, or 9,148 Square Feet +/-  
**Building Size:** 1,696± SF of Net Leasable/Gross Building Area  
**Land To Building Ratio:** 5.39 to 1  
**Construction Type:** Concrete-Block Construction with a Single-Ply Membrane (Flat) Roof System  
**Year Built:** 1946  
**Quality:** Average  
**Condition:** Average  
**Verification:** Verified with Transactional Broker (Na'im Majeed) by Wayne R. Johnson II, MAI of Cureton Johnson & Associates. Additional verification with grantee-representative (Judy Donahoe-City of Tallahassee Real Estate Manager) and 2019 appraisal by Cureton Johnson conducted for this transaction.

**Comments:** This transaction was a fee simple sale of an owner-occupied convenience store property (no gas improvements). The site improvements included a 230 SF front covered porch, 9+/- parking spaces and chain-link fencing. The interior was renovated in 2010 (interior/exterior painting, updated coolers, etc.). Property included a kitchen/restaurant area with a stainless steel commercial kitchen and vent/hood & grease trap as well.

The motivation for this purchase by the City of Tallahassee was to remove blight and crime to the Greater Bond Community, as this store was a gathering place for crime and drug activity. The total price paid was \$222,500 and allocated as follows: \$160,000 for the real estate, \$12,000 for the walk-in cooler, \$6,000 for unpaid taxes and a 25% purchase incentive of \$44,500. For the purpose of analysis, the sale has been analyzed as a \$160,000 real estate sale.

**SUMMARY TABLE - 1309 ALABAMA STREET- TALLAHASSEE, FL**  
**SALES COMPARISON APPROACH SUMMARY TABLE**

	Subject	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5
Address	1309 Alabama Street	954 W. Brevard Street	1617 S. Adams Street	825 Floral Street	420 N. Duval Street	2021 Holton Street
City/State	Tallahassee, FL (Leon County)	Tallahassee, FL (Leon County)				
Use Type:	Retail/Rest/Apt Commercial	Retail/Office Commercial	Retail/Office/Residential	Retail/Commercial	Retail/Office Commercial	Retail/Commercial
Sales Price:	N/A	\$208,000	\$135,000	\$45,000	\$300,000	\$160,000
Date of Sale:	02/2020 (DOV)	08/2015	05/2017	06/2019	01/2019	12/2019
Property Rights:	Fee Simple	Fee Simple				
Building Size:	4,830± SF	2,688± SF	2,016± SF	640± SF	4,316± SF	1,696± SF
Land Size:	11,500± SF 0.26± Acre	24,829± SF 0.29± Acre	8,536± SF 0.20± Acre	7,500± SF 0.17± Acre	11,326± SF 0.269± Acre	9,148± SF 0.21± Acre
Year Built:	1953	1957	1960	1958	1951	1946
Condition:	Below Average	Good	Below Average	Below Average	Average	Average
Quality:	Average/Commercial Build-out	Average/Commercial Build-out	Average/Commercial Build-out	Average/Commercial Build-out	Average/Office Commercial Build-out	Average/Commercial Build-out
Access/Visibility:	Good	Good	Good	Good	Good	Good
Parking:	Below Average (On Site)	Adequate (On Site)	Below Average (On Site)	Adequate (On Site)	Adequate	Adequate
Land-to-Building Ratio:	2.38	4.70	4.23	11.72	2.62	5.39
Price Per SF	N/A	\$77.38	\$66.96	\$70.31	\$69.51	\$94.33
<b>Primary Adjustments</b>						
Property Rights		0.00%	0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%	0.00%
Market Conditions (No Change)		0.00%	0.00%	0.00%	0.00%	0.00%
Net % Amount of Primary Adjustments		0.00%	0.00%	0.00%	0.00%	0.00%
Primary Adjusted Value Per SF		\$77.38	\$66.96	\$70.31	\$69.51	\$94.33
<b>Property Characteristic Adjustments</b>						
Loc./Visibility:		-10.00%	0.00%	0.00%	-10.00%	0.00%
Building Size:		-10.00%	-10.00%	-20.00%	0.00%	-20.00%
Age/Condition:		-10.00%	-5.00%	0.00%	-10.00%	-10.00%
Quality:		0.00%	0.00%	0.00%	0.00%	0.00%
Parking/L-B Ratio:		-10.00%	-10.00%	-10.00%	0.00%	-10.00%
Net % Amount of Property Adjustments		-40.00%	-25.00%	-30.00%	-20.00%	-40.00%
Final Adjusted Price Per Square Foot		<b>\$46.43</b>	<b>\$50.22</b>	<b>\$49.22</b>	<b>\$55.61</b>	<b>\$56.60</b>
Mean Adjusted Price Per Square Foot		<b>\$51.62</b>				
Median Adjusted Price Per Square Foot		<b>\$50.22</b>				

**Explanation of Adjustments:** All of the comparables contained similar quality of construction and location with respect to the subject property. The following is a brief explanation of the adjustments made to the comparables for the pertinent elements of comparison.

**Market Conditions:** This adjustment is based on differences in market conditions from the time of sale up to the date of value. The percentage adjustment is based on annual appreciation or depreciation found as extracted from the market. Although the subject market area had seen depreciation from 2008-2013, the more recent trends (2014 to 2019) have been that of stabilization. Since no major differences could be extracted from the time of each comparable sale, no market conditions adjustments were warranted.

**Location/Visibility:** Since Sales 1 & 4 have superior surrounding demographics (income levels) and/or surrounding traffic exposure, these sales were given downward adjustments for location.

**Building Size:** This adjustment is based on the premise of “economies of scale” which states that as square footage increases, the price per square footage decreases. We found this theory to be applicable in this valuation and have applied an downward adjustment to Sales 1, 2, 3 & 5 for being much smaller than the subject (and appealing to a larger market base).

**Condition:** The subject is in poor condition and even upon the “cost to cure” items, will still be in below average condition, as the renovations are not for a total renovation of the building, only to make the building leasable on all fronts. Since Sales 1, 2, 4 & 5 have superior condition, these sales required downward adjustments.

**Site Size/Parking:** This adjustment is relative to the overall land-to-building ratio yielded for both the subject and comparable sales. Moreover, this adjustment accounts for any surplus/excess land and/or any parking deficiencies. In this case, the subject has an inferior L/B ratio to Sales 1, 2, 3 & 5 and therefore required downward adjustments.

No other adjustments were considered to be necessary.

**Reconciliation of the Comparable Sales:** The sales used were found to be the most similar to the subject at the time of this valuation. Moreover, no other comparables could be found that would warrant fewer adjustments than those used in this valuation.

After market adjustments, the comparables price per square foot figures ranged from a low of \$46.43 per square foot to a high of \$56.60 per square foot. The gross adjustments of the sales ranged from 20.00% to 40.00%. Since adjustments (including all adjustments) for all of the sales were relatively similar, all five sales were given consideration. However, since Sale 5 is a very similar convenience store (recently purchased by the City) and since this property has very similar locational and physical characteristics to the subject, this sale was given favorable consideration.

In addition, two measures of central tendency were also utilized in this analysis, the mean and median. The following are the figures yielded by each:

PRICE PER SQUARE FOOT	
Mean of Sales:	\$51.62
Median of Sales:	\$50.22
Sale 5 Figure:	\$56.60
<b>Reconciled Value ® :</b>	<b>\$55.00</b>

In light of the aforementioned criteria, we have estimated that the final value of the subject property, subject to the limiting conditions found in this report, as of the stated valuation date is:

Measure of Value	Estimated Value Per Unit	Unit Size	Value	Final Value (Rounded)
Per Square Foot	\$55.00/SF X	4,830± SF =	\$ 265,650	\$ 265,000

VALUE USING SALES COMPARISON APPROACH (Rounded) : ..... \$265,000

## INCOME CAPITALIZATION APPROACH

**Introduction:** When property is typically purchased for its income-producing capabilities, The Income Capitalization Approach becomes a basic tool for the valuation of such real estate. It is based on the principle of anticipation, which states that the value of a property is defined in terms of future benefits accruing to ownership. These future benefits are described in terms of monetary value, or annual net income. This approach to value, essentially converts these benefits into an indication of current market value.

We interviewed owners of income-producing properties, property managers and real estate professionals. We have determined that the subject property would typically be purchased for its income-producing potential. Therefore, the Income Capitalization Approach is applicable in this present case.

To determine the value using this approach, it was necessary to first determine the potential gross income capabilities of the subject property. By locating comparable office properties to the subject that are currently leased and by interviewing parties affiliated with those properties, we were able to determine the potential gross income of the subject. Additionally, it was necessary to determine the approximate percentage of vacancy and credit loss per these interviews. With vacancy and credit loss deducted from potential gross income, effective gross income is determined.

To form the net operating income of the subject property it is necessary to deduct operating expenses from effective gross income. These expenses consist of: real estate taxes, management fees (when applicable), general maintenance, building insurance and miscellaneous expense. General maintenance is considered in this report instead of replacement reserves, since income-producing property owners typically do not account for these expenses until the property needs repair or replacements.

Once Net Operating Income has been achieved, the final step in this approach is to convert the net operating income of the subject property to value. This is done by determining a relationship, in the current comparable market, between value and income. This relationship is expressed in terms of a capitalization rate. By locating recent comparable sales of income-producing properties and observing their sales price in relation to net operating income, we can reconcile various comparable properties to establish a capitalization rate based on the current market. The determination of the capitalization rate is very important in determining value. This method, however, is less reliable if audited financial statements are not available for the appraiser to use in properly analyzing the sale. This approach is termed the direct-capitalization approach.

We begin the justification of the Income Capitalization Approach by determining the estimated gross monthly rent of the subject property. This is accomplished by exploring the comparable rental market and analyzing the existing subject leases. The following pages present a map and a brief summary of the comparable rentals used in this report.

**Current Subject Lease:** The subject property is currently 100% vacant, with no leased areas. Therefore, only the fee simple estate applies and the market will be used in establishing the market lease rate of the subject building.

For the purpose of this analysis and since the subject has two types of leasable areas (commercial and residential), we have delineated the space into two (2) components: commercial space (4,230 SF) and residential space (600 SF, 1BR/1B).

As noted previously, the subject is currently dilapidated and in need of rehabilitation. However, since this portion of the report is made subject to hypothetical repairs/cost to cure, we have assumed the space is renovated, with the cost to cure deducted later in this report.

**Market Rent Analysis - Commercial Space:** The foregoing rate comparables are a representative sample of competitive rental properties found in the subject market area. The following presents a brief description of the comparable rentals used in this report.

Comp. #	Address	Leasable Area	Year Built/ Condition	Location/ Visibility	Terms	Lease Rate
<b>Subject</b>	1309 Alabama Street Tallahassee, FL	4,230± SF	YB=1953/ Below Average	Average	N/A	N/A
1	612 N. Bronough Street Tallahassee, FL	4,012± SF	YB = 1968 Average	Average/ Good	1 Year	\$7.68/SF (NNN) \$9.50/SF (Mod. Gross)
2	629 W. Brevard Street Tallahassee, FL	8,000± SF	YB = 1953 Average	Average	5 Years	\$7.00/SF (Gross)
3	4377 Crawfordville Road Tallahassee, FL (Legare Center)	8,000± SF	YB = 1985 Average	Average/ Good	1-5 Years	\$6.15 to \$6.25/SF (Gross- Avg is \$6.20/SF)
4	2545 South Adams Street Tallahassee, FL (Rent-A-Center)	6,656± SF	YB =1978/ Above Average	Average/ Good	5-Years + 5 Year Opt.	\$8.59/SF (NNN) \$9.59/SF (Mod. Gross)
5	5107 Capital Circle SW Tallahassee, FL (Family Dollar)	8,000± SF	YB = 2004 Good	Average/ Good	10 Years + (4) 5 Yr Opts.	\$7.00/SF (NNN) \$8.00/SF (Mod. Gross)
6	2440 Springhill Road Tallahassee, FL (Family Dollar)	8,000± SF	YB = 2003 Good	Average/ Good	10 Years + (4) 5 Yr Opts.	\$7.00/SF (NNN) \$8.00/SF (Mod. Gross)
7	540 W. Brevard Street Tallahassee, FL (Family Dollar)	8,025± SF	YB = 2004 Above Average	Average/ Good	5 Year Opt Add 5 Yr Opt.	\$8.00/SF (NN) \$9.50/SF (Gross-Conv)
8	1572 Capital Circle NW Tallahassee, FL (Lane Smith Investments)	7,000 SF Retail/WH	YB = 1990 Average	Average/ Good	1 Year	\$7.70/SF (Single Net)
9	1467 Capital Circle NW Tallahassee, FL (Success Athletic Training)	8,025± SF	YB = 1984 Average	Average/ Good	3 Years	\$4.82/SF (Mod. Gross)
10	310 Polk Drive Tallahassee, FL	4,800 SF Multi Tenants	1983 Average	Average/ Average	Month to Month	\$9.88/SF (Gross) Average for 2 Tenants
11	954 W. Brevard Street Tallahassee, FL	2,688± SF	1957	Good	3 Years	\$8.93/SF (NNN)
12	508 W. Brevard Street Tallahassee, FL (What You Got/Hope & Love)	11,136± SF	1952	Below Average	2 Years	\$4.10/SF (Gross-Avg)
13	541 N. Monroe Street (Blossoms Florist)	2,040± SF	1966	Above Average	5 Years	\$9.50/SF (Gross)
14	2020-2032 S. Monroe Street Tallahassee, FL (Kestner Center)	7,556± SF	1951	Average Good	Month-to- Month	\$4.91/SF - Average Gross Terms

**Reconciliation of (Retail) Market Lease Rate:** We were able to locate several rent comparables that were considered to be good indications of current rental activity of net and gross-leased, freestanding and strip center commercial properties in the subject market area.

The market rental rates varied from \$4.10 per square foot to \$9.88 per square foot, with leases ranging from gross leases to triple net leases (most average locations demand only gross lease agreements). The lease rates are generally relative to the following factors: traffic exposure, location, quality and condition of space, parking and the lease arrangement (gross versus triple net).

In summary, considering the figures yielded by the most similar lease comparables, we have reconciled the subject's market rental rate to be towards the lower portion of the rate range. The subject's larger building size, sub-standard (parking) and marginal surrounding demographics, is somewhat offset by its good visibility and exposure.

In light of the aforementioned, we have estimated the subject's market rental rate to be **\$6.00/SF, Gross Lease Terms.**

SPACE ID	MARKET RATE	OWNER EXPENSE RESPONSIBILITIES	TENANT EXPENSE RESPONSIBILITIES
1309 Alabama Street	<b>\$6.00/SF (ROUNDED)</b>	Taxes, Insurance, Structural Maintenance & Reserves	Most Maintenance and Utilities

**Reconciliation of (Residential) Market Lease Rate:** As noted previously, the subject also includes a small 1BR/1B apartment in the rear. This apartment is currently dilapidated and in need of rehabilitation. However, since this portion of the report is made subject to hypothetical repairs/cost to cure, we have assumed the space is renovated, with the cost to cure deducted later in this report.

We were able to locate several rent comparables that were considered to be good indications of current rental activity for small 1BR/1B apartments in the immediate subject area. Our survey of 1BR/1B comparables in the subject market revealed a general range of \$300 to \$500+/- per unit for such units. Placing the subject at the middle of this range revealed a market rental rate of **\$400/month. It should be noted that this rate equates to \$4,800 year, for 600 SF, or \$8.00/SF.**

**Potential Gross Income (PGI) Estimate:** Since the market rental rate has been established for the commercial component subject, the estimate for potential gross income can be calculated as follows:

Space ID	Estimated Market Rental Rate	Leasable Building Area	Potential Gross Income
Retail Space	\$6.00/SF X	4,230± SF =	\$25,380
Residential Space	\$8.00/SF X	600± SF =	\$4,800
<b>Total Space</b>		<b>4,830± SF =</b>	<b>\$30,180</b>

**Vacancy Rate Analysis:** Based on our analysis and research of the current commercial retail and residential rental market in the Tallahassee area (and the overall markets in the Southeastern United States) and through conversations with local real estate brokers and investors, we have concluded that the current vacancy rate for such properties is approximately 3-10%. This rate has subsided, given an improving economy (as vacancy rates soared in the recession years of 2008-2010).

Given the fact that the subject is a one-story retail space, is located in a somewhat desirable area of Tallahassee (but with inferior demographics) and currently has no long-term agreement in place, we have concluded a vacancy rate of **5%**.

**Operating Expenses:** The market operating expenses and reserves reflect typical figures that the subject property should experience if the property were available on the open market for rent under competent management. The figures used in the operating income statement are estimated utilizing information from our appraisal files and conversations with various property managers of similar properties. Since typical commercial leases (such as the subject) are gross or single-net, we have utilized this expense scenario for the subject. Hence, the landlord is typically responsible for: taxes, insurance, major structural replacement and the tenant is responsible for: most maintenance, utilities and janitorial (if needed).

**Net Operating Income Statement:** The following table shows the net operating statement for the subject property.

**PROJECTED OPERATING INCOME STATEMENT  
COMMERCIAL/RESIDENTIAL PROPERTY  
1309 ALABAMA STREET - TALLAHASSEE FLORIDA**

<b>Potential Gross Income</b>			<b>\$ 30,180</b>
Less Vacancy and Collection Loss @	<b>6.00%</b>		<b>\$ (1,811)</b>
<b>Equals Effective Gross Income</b>			<b>\$ 28,369</b>
	<b>Net Leasable Building Area</b>	<b>4,830 SF</b>	
<b>Less Operating Expenses</b>			
Property Taxes	@	\$0.54 Per SF	\$ (2,597)
Insurance	@	\$0.40 Per SF	\$ (1,972)
Management	@	3.0% of EGI	\$ (851)
Utilities	@	\$2.00 Per SF - Tenant Pays	\$ 0
Maintenance/Repairs	@	\$0.30 Per SF	\$ (1,449)
Administrative/Legal	@	\$0.10 Per SF	\$ (483)
Reserves	@	\$0.20 Per SF	\$ (966)
<b>Total Operating Expenses:</b>		<b>29.32% of EGI</b>	<b>\$ (8,318)</b>
<b>NET OPERATING INCOME</b>			<b>\$ 20,051</b>

**Direct Capitalization:** Several capitalization techniques are available in the appraisal of real estate. Direct capitalization is a method used in the income capitalization approach to convert a single year's income estimate into a value indication. This conversion is accomplished in one step, either by dividing the income estimate by an appropriate income rate or by multiplying it by an appropriate income factor. Direct capitalization is simple and easily explained, making it a widely utilized method in the market.

The most appropriate method of capitalization is through comparable sales. It is important for the appraiser to consider whether the comparable's net income estimate is based on income before or after an allowance for reserves for replacement. Other methods of forming a credible capitalization rate include financially abstracted methods such as: the Band of Investment method and the Debt Coverage Ratio (Mortgage Underwriters) method. For the purpose of this valuation, the market oriented method and the Band of Investment methods will be utilized.

Direct Capitalization converts a single year's income into a value estimate. To derive an overall Rate (Ro) from sales, the net operating income (NOI) is divided by the sales price.

$$\frac{\text{NOI}}{\text{Price}} = \text{Ro}$$

Next, the subject's NOI is divided by the overall rate selected to give a value indication. In selecting a capitalization rate, it is important to consider the quality and quantity of the income stream. The appraiser must also exercise professional judgement in the selection process. The sales were considered reasonably comparable to the subject and exhibited similar income characteristics.

**Market Extracted Rates:** This method essentially analyzes the relationship between the sales NOI at the time of sale and the sale price. The following table summarizes the market-extracted capitalization rates. Please note, due to the lack of recent comparable retail sales in the immediate subject market area, we chose to utilize sales from throughout north Florida and Georgia as well.

The following table contains a summary of the overall rates yielded by retail properties:

## Retail Capitalization Comparables - Florida

## Capitalization Rate Comparables

Property Name	City/State	Sale Date	Sale Price	NOI	Cap Rate
Sale #1 - Verizon Wireless	Tallahassee ,FL	10/2015	\$ 1,425,000	\$ 96,188	6.75%
Sale #2- Kerry Forest Center	Tallahassee, FL	04/2016	\$ 950,000	\$ 79,325	8.35%
Sale #3 - Rack Rm/West Marine	Tallahassee, FL	07/2014	\$ 3,550,000	\$ 272,064	7.66%
Sale #4 - Kaufmann Tire	Tallahassee, FL	05/2017	\$ 2,831,000	\$ 188,262	6.65%
Sale #5 - Lk Jackson Trading Post	Tallahassee, FL	01/2015	\$ 5,450,000	\$ 381,500	7.00%
Sale #6 - Bradfordville Center	Tallahassee, FL	10/2015	\$ 2,000,000	\$ 185,000	9.25%
Sale #7 - Dollar General	Tallahassee, FL	02/2014	\$ 1,591,700	\$ 99,481	6.25%
Sale #8 - Mattress Firm	Tallahassee, FL	01/2017	\$ 2,225,000	\$ 139,953	6.29%
Sale #9 - Verizon	Palm Bay, FL	06/2015	\$ 1,860,000	\$ 124,022	6.65%
Sale #10 - Oxford Commons	Tallahassee, FL	12/2017	\$ 3,845,000	\$ 251,135	6.53%
Sale #11 - O'Reilly's Auto Parts	Tallahassee, FL	03/2017	\$ 2,026,000	\$ 118,521	5.85%
Sale #12 - Verizon	Orange Park, FL	03/2015	\$ 1,576,800	\$ 118,260	7.50%
Sale #13 - Dunkin Donuts/At&T	Panama City, FL	01/2015	\$ 1,299,000	\$ 88,300	6.80%
Sale #14 - Mattress Firm	Ft. Walton Beach, FL	11/2013	\$ 3,900,000	\$ 300,300	7.70%
Sale #15- Killearn Shopping Cntr	Tallahassee, FL	07/2018	\$15,900,000	\$1,273,590	8.01%
Sale #16-Dairy Queen	Tallahassee, FL	02/2017	\$ 1,825,000	\$ 113,150	6.20%
				<b>Average</b>	<b>7.09%</b>

**Reconciliation of Rate:** The sales used display a rate range of between 5.85% and 9.25%, with a mean of 7.09% and a median of 6.78%. It should be noted that these sales represent sales of a mix of retail oriented properties at stabilized occupancy. The low end of the range is occupied by low-risk (credit/municipal-tenant) properties in locations with strong demographics, with long remaining lease terms. Conversely, the upper represents sales in riskier locations (inferior demographics), with short-term leases in place and typically minimal or no credit tenancy.

In this case, the subject has average condition, below-average location (relative to the capitalization comparables), has below-average traffic exposure. In addition, the property does not contain any major credit tenants or anchors and has no long-term agreement in place.

Based on the foregoing factors as well as the subject's location, size, age/condition, length of lease terms and quality of tenants, it would be perceived to yield a higher than typical level risk (relative to the comparables used). Thus, a capitalization rate of **9.00%** is well justified.

**Cost of Capital Derived Rates/Band of Investment Method:** The remaining component of the band of investment technique is the equity dividend rate or the cash on cash return for a particular property. Equity dividend rates typically range from 8.00% to 12.00% for facilities such as the subject. We believe a 10.00% equity dividend rate is adequate for the subject, given current financial scenarios and current economic conditions. Utilizing estimated loan terms of 5.25%, 20 year amortization and 75% loan-to-value, we have constructed the following band of investment calculations:

<b>Band of Investment Method</b>				
<b>Criteria:</b>				
<i>Loan to Value Ratio:</i>	75%			
<i>Interest Rate on Loan:</i>	5.25%			
<i>Amortization on Loan:</i>	20 Years			
<i>Mortgage Loan Constant:</i>	8.086%			
<i>Equity Ratio:</i>	25%			
<i>Equity Dividend Rate:</i>	10.00%			
<b>Weighted Average of Mortgage/Equity Requirements</b>				
Mortgage Component	75.00%	X	8.09%	6.06%
Equity Component	25.00%	X	10.00%	2.50%
<b>Financially Abstracted Capitalization Rate</b>				<b>8.56%</b>

**Debt Coverage Ratio Method:** When there is lack of recent comparable sales of currently leased properties, the financially abstracted capitalization rate provides a reliable source of value conversion. This method is primarily influenced by current market financing rates and terms. The financially abstracted rate is derived from the following formula:

$$\begin{aligned}
 & \text{Appropriate } R_o = \\
 & \text{DCR (Debt Coverage Ratio) X LTVR (Loan to Value Ratio) X MLC (Mortgage Loan Constant)} \\
 & 1.25 \qquad \qquad \qquad \text{X} \qquad 75\% \qquad \text{X} \qquad 0.08086 \qquad = \qquad 7.58\%
 \end{aligned}$$

**Reconciliation of Capitalization Rate:** The following are the rates calculated by the methods for estimating the capitalization rate.

CAPITALIZATION RATE METHOD	RATE YIELDED
Comparable Sales (Market)	9.00%
Band of Investment (Financial)	8.56%
DCR Method (Financial)	7.58%

All three methods are valid forms of estimating a capitalization rate. The market approach is market driven and is most supportive since the purpose of this report is to estimate market value. The Band of Investment is particularly useful since it represents the most recent data (as of date of survey) and is most representative of current market rates, as is the DCR Method. In light of the foregoing, most weight has been given to the market approach with the other approaches used for supportive purposes. Thus, a reasonable overall capitalization rate is determined to be **9.00% (Rounded)**.

**Conclusion - Income Capitalization Approach - (Direct Capitalization):**

<b>INCOME ÷ RATE</b>	<b>EQUALS VALUE</b>
--------------------------	---------------------

<b>Value Using Income Approach</b>	
<b>\$20,041</b>	<b>= \$222,678</b>
<b>0.0900</b>	
<b>Rounded</b>	<b>\$220,000</b>

**VALUE USING INCOME CAPITALIZATION APPROACH (Rounded) :..... \$220,000**

**FINAL VALUE RECONCILIATION  
(AS CURED)**

**Reconciliation of Value:** In this last phase of the appraisal process, the appraiser considers the appropriateness of each value approach to the subject, the quality of available data and the amount of judgmental adjustments required to reach each estimate. Following this review, the appraiser settles on an estimate of value. In the process of reconciliation, each of the indicated values must be weighed in light of its dependability as a reflection of the probable actions of users and investors in the market. The final estimate of value may coincide with one of the indicated values from the approaches or it may reflect a weighting of the relative merits of each approach and a final estimate at some adjusted amount. There may be situations where the property has unique or unusual features that require a reconciliation of differing indicated values into one estimate of value. The reconciliation procedure brings together the facts and fits them into a cause-and-effect relationship, which culminates in a final estimate of defined value. The following is the value conclusion using each approach.

FINAL VALUATION INDICATORS	TOTAL	PER SF
<b>COST APPROACH TO VALUE</b> Replacement Cost Less Depreciation (Plus Land Value)	N/A	N/A
<b>MARKET APPROACH TO VALUE</b> Sales Comparison Approach	\$265,000	\$54.86
<b>INCOME APPROACH TO VALUE</b> Direct Capitalization Approach Yield Capitalization Approach	\$220,000 N/A	\$45.55 N/A
<b>FINAL VALUE OF SUBJECT PROPERTY</b> Fee Simple Estate	<b>\$265,000</b>	<b>\$54.86</b>

As noted previously, the **Cost Approach** was not considered applicable due to the age of the subject.

The **Direct Sales Comparison Approach** is considered to be a very reliable indication of market value when recent comparable sales are available. In this case, we were able to locate many comparable sales of retail/commercial buildings, with the most similar properties being used in this valuation. All of the comparable sales used represent properties with similar locational and building characteristics to the subject buildings. As a result of the strength and abundance of market data for this approach, the value indication derived by the Sales Comparison Approach is considered to be highly relevant in the final valuation of the subject.

The **Income Approach** is a reliable indication of value when the subject property would be purchased for its income-producing capabilities. In this case, the subject is currently configured to accommodate either single occupancy (with owner-apartment) or multiple occupancy (leasing all or part of the three components of space). A review of other competing properties in the immediate area revealed that tenant-occupancy is prevalent, but not to the extent of owner-occupancy. In addition, owner-occupancy is currently driving higher values and setting the market pricing for single-occupant properties such as the subject. Given these circumstances, this approach is given weight, but not to the degree of the Sales Comparison Approach.

Therefore, by placing relatively primary consideration the Sales Comparison Approach and secondary consideration on the Income Approach, the estimated value of the subject property, subject to the limiting conditions and assumptions found in this report and as of the effective date of value is: **\$265,000 (Rounded)**.

**Reconciliation of Value (As Is):** Given the fact that the highest and best use of the subject property is for renovation and updating of the current space (consistent with those renovations needed for the subject property), the value of the subject “as is” is simply represented as the value of the subject “as renovated/completed” less the cost to cure (or renovate).

The following table summarizes this calculation. In addition, we have added a nominal line item for entrepreneurial profit, to account for the time and risk associated with coordinating the repairs (and or the risk of future value implications). We assume that contractors’ profit would already accounted for in the cost estimate. It should be noted that no deduction was made for rent-loss or TI/LC, given that the space could be leased to a single-occupant during renovations, or the (discounted) rent loss during renovations would be nominal.

As noted previously, we have assume that it will take approximately \$80,000 to bring the property up to “rentable” or “usable” status.

**SUBJECT VALUATION OF SUBJECT PROPERTY  
(AS IS VALUATION)**

Value of Property (As Cured/Renovated)	\$265,000
Less Cost to Cure (Cost to Renovate)	(\$82,000)
Less Entrepreneurial Incentive (5% of Value)	(\$13,250)
Equal Value (As Is)	\$169,750 <b>\$170,000, Rounded</b>

**VALUE OF SUBJECT PROPERTY - AS IS  
\$170,000  
ONE HUNDRED SEVENTY THOUSAND DOLLARS**

## **ADDENDA**

## **RESUME OF APPRAISER(S)**

**QUALIFICATIONS OF W.R. "CHIP" JOHNSON, MAI**

**EXPERIENCE:**

- October 1993 - April 1994: Associate Appraiser with Shadden & Associates, Inc., Tallahassee, FL  
(Vaden Shadden, Jr., MAI)
- April 1994 - August 2002: Associate Appraiser with Cureton and Associates, Inc., Tallahassee, FL (Paul T. Cureton)
- August 2002- Present: Cureton - Johnson & Associates, Inc. Tallahassee, FL

**EDUCATION:**

Associates of Arts Degree, Manatee Community College, Bradenton, FL, 1990.

Bachelor of Science Degree-Business/Real Estate, Minor-Economics, Florida State University, Tallahassee, FL, December 1992.

**PROFESSIONAL EDUCATION:**

Successful completion of:

**General Continuing Education:**

- Uniform Standards of Professional Appraisal Practice - July 1994, (Lee & Grant - Tallahassee)
- Appraising 1-4 Family Residential Properties - July 1994, (Lee and Grant - Tallahassee)
- From the Appraiser to the Underwriter - July 1994, (Lee and Grant - Tallahassee)
- USPAP/LAW Update - May 1996 [REES] (Steve Williamson), Tallahassee, FL.
- Appraisal Methods and Applications - May 1996 [REES] (Steve Williamson), Tallahassee, FL.
- USPAP/LAW Update - March 2000 [REES] (Steve Williamson), Tallahassee, FL.
- USPAP/LAW Update - November 2002 [NW FL Chapter of the Appraisal Institute] (Steve Griffith, MAI), Tallahassee, FL
- Feasibility, Market Value, Investment Timing - October 2004: Option Value [Appraisal Institute], Chicago, IL
- Analyzing Operating Expenses - October 2004; [Appraisal Institute], Chicago, IL
- Eminent Domain and Condemnation - October 2004; [Appraisal Institute], Chicago, IL
- National USPAP Update and Florida Laws & Regulation - October 2004; [McKissock Schools], Online Education.
- Small Hotel/Motel Valuation, November 2004; [Appraisal Institute], Chicago, IL
- Appraising Blueprints & Specifications, November 2006; [Appraisal Institute], Chicago, IL
- Appraisal of Nursing Facilities, November 2006; [Appraisal Institute], Chicago, IL
- Using Your HP 12C Financial Calculator, November 2006; [Appraisal Institute], Chicago
- National USPAP Update and Florida Laws & Regulation - October 2006; [Appraisal Institute]; Tallahassee, FL.
- USPAP 7-Hour National Update Course - August 2012; McKissock Education
- Florida Appraisal Laws & Regulations - August 2012; McKissock Education
- USPAP 7-Hour National Update Course - October 2014; McKissock Education

**(Johnson Page 2) - Continued**

**Certification Preparatory Courses:**

- Florida State Certification for General Appraiser Status - Exam Preparatory Course - October 1998 (Steve Williamson)

**Appraisal Institute Courses:**

- Course 410: Standards of Professional Appraisal Practice- Part A, February 2000, Atlanta, GA.
- Course 420: Standards of Professional Appraisal Practice - Part B, December 2000, Chicago (On-line).
- Course 510: Advanced Income Capitalization, July 2001, Tallahassee (Challenge)
- Course 520: Highest and Best Use Analysis, October 2000, Tampa, FL.
- Course 530: Advanced Sales Comparison and Cost Approaches, May 2000, Tampa, FL.
- Course 540: Report Writing and Valuation Analysis, July 2000, Tampa, FL.
- Course 550: Advances Applications, April 2001, Tampa/Tallahassee, FL.
- Comprehensive Appraisal Workshop (Ted Whitmer, MAI), July 2001, Tampa, FL.
- General Demonstration Report Workshop (Rick Borges, MAI), April 2003, Atlanta, GA.
- Florida Law Update and National USPAP (Don Emerson), August 2006, Tallahassee, FL
- Appraisal of Nursing Facilities, October 2006, Chicago, IL
- Using Your HP12C Financial Calculator, November 2006, Chicago, IL
- Appraising From Blueprints and Specifications, November 2006, Chicago, IL
- Supervisor Trainee Roles and Rules, September 2008, Tallahassee, FL
- Florida Law Update - September 2008, Tallahassee, FL
- USPAP: Hypothetical Conditions and Extraordinary Assumptions, September 2008, FL
- National USPAP Update - September 2008, Tallahassee, FL
- Introduction to GIS Applications for Real Estate Appraisal, October 2008, Chicago, IL
- Business Practices and Ethics, October 2008, Tampa, FL
- Residential Design & Functional Utility, October 2008, Tampa, FL
- Small Hotel/Motel Valuation - October 2009, Chicago, IL
- National USPAP Update - October 2009, Chicago, IL
- Condominiums, Co-ops, and PUD's - October 2009, Chicago, IL
- Online Analyzing Distressed Real Estate - October 2010, Chicago, IL
- Online Business Practices and Ethics - April 2011, Chicago, IL
- 15 Hour National USPAP Equivalent Course - April 2011, Chicago, IL
- Feasibility, Market Value & Investment Timing: Option Value - August 2012, Chicago, IL
- Analyzing Operating Expenses - October 2012, Chicago, IL
- FHA and The Appraisal Process - October 2012, Chicago, IL
- Real Estate Finance Statistics & Valuation Modeling - October 2013, Chicago, IL
- Analyzing Operating Expenses - October 2014, Chicago, IL
- FHA and The Appraisal Process - November 2014, Chicago, IL
- Using Your HP12C Financial Calculator - November 2014, Chicago, IL
- Florida Appraisal Laws and Regulations - November 2014, Online
- National USPAP Update - October 2014, Online
- Appraisal of Self-Storage Facilities - October 2016, Appraisal Institute Online
- National USPAP Update - October 2016, McKissock Online
- Florida Appraisal Laws & Regulations - October 2016, McKissock Online
- Appraisal of Convenience Stores - October 2017, Appraisal Institute
- National USPAP Update - October 2017, Appraisal Institute
- Appraising Automobile Dealerships - September 2018, Appraisal Institute Online
- Forecasting Revenue - September 2018, Appraisal Institute Online
- Subdivision Valuation - October 2018, Appraisal Institute Online
- Florida Appraisal Laws and Rules - October 2018, McKissock Online

**(Johnson Page 3) - Continued**

**Primary Course Work:**

FLORIDA STATE UNIVERSITY (1992) - Department of Real Estate  
REE 3043 Real Estate Principles  
REE 4204 Real Estate Finance  
REE 4103 Real Estate Appraisal  
REE 4143 Real Estate Market Analysis  
REE 4313 Real Estate Feasibility Analysis  
REE 4433 Legal Environment of Real Estate

**PRACTICAL EXPERIENCE:**

Appraisal experience in the following types of residential property:

Single-Family Residential	Condominium
2-4 Family Dwellings	Eminent Domain
Vacant Land	Subdivision Analysis
Relocation Appraisals	Partial Interest Valuations
Construction Litigation Support	Condo/Townhouse Project Analysis
Temporary Construction Easements	Permanent Drainage Easements

Appraisal experience in the following types of other property:

Vacant Land (AG/Res/Comm)	Daycare Facilities
Office	Motel/Hotel
Retail	Restaurant
Warehouse	Industrial (Storage, Manufacturing/Distribution)
Mini-Storage Warehouse	Ground-Rent Analysis
Retail/Office	Seafood Processing Facilities
Carwash Facilities	Church
Partial Interest Valuations	Leased-Fee/Leasehold Interest Valuations
Full-Service Marina Facilities	Grocery Store Facilities
Special-Purpose Properties	Automotive Sales/Service
Temporary Construction Easements	Permanent Drainage Easements
Submerged Land Leases	Submerged Dredging Easements
Gas-Line Easement	Schools (Vocational & Charter)
Borrow Pits	Recreational/Shooting Plantations
Various Agricultural Property Types	Various Mineral/Water Rights Valuations
Hydroponic Farms	Blueberry & Chestnut Orchard Farms
Nursery Operations & Facilities	Airport Facilities (Market Value & Ground Rent)
Conservation Easements	Assisted Living & Memory Care Facilities
Hospital/Healthcare Uses	RV Parks
Parking Garage Facilities	Cemetery Facilities
Bar & Nightclub Facilities	Automobile Dealerships (Local & Regional)
Poultry Farms (Breeder/Broiler)	Utility Companies/Utility System Uses
Asphalt/Concrete Plants	Natural Springs Properties
Motorcycle Racing Tracks	Compost Facilities (Sewage Sludge & Poultry Waste)
Grain Elevator Facilities	Golf Course Facilities (Country Clubs)
Title Insurance Claim Disputes	Peanut Shelling Operations

**CIVIC AFFILIATIONS:**

**Member of:**

The Appraisal Institute (Member)  
Northwest Florida Chapter of The Appraisal Institute (Board of Directors, 2002-2008)  
Coastal Conservation Association (Board of Directors/Big Bend Chapter, 1998-2007)  
Florida State University/ Real Estate Networking Association  
Tallahassee Coalition for Positive Growth Management (2000-2010)  
Florida State University - Varsity Club (2000-Present)  
Holy Cross Anglican Church (Vestry Member, Senior Warden & Capital Campaign, 2007-2012)

**(Johnson Page 4) - Continued**

**PROFESSIONAL LICENSES:**

Florida State Certified General Real Estate Appraiser #2407

Georgia State Certified General Real Estate Appraiser #297403

**PROFESSIONAL AFFILIATIONS:**

Member of the Appraisal Institute, Designated Member #406283

Approved Appraiser - City of Tallahassee/Real Estate Division

Approved Appraiser- Federal Housing Administration/U.S. Department of Housing and Urban Development

**EXPERT WITNESS:**

Qualified as an Expert Witness (for eminent domain, divorce and/or construction litigation proceedings) in the following Circuit Courts:

- Leon County, FL (Judges: Dekker, Clark, Smith, Gary, Sjostrom, Shelfer, Lewis)
- Wakulla County, FL (Judges: Sauls & Dodson)
- Gadsden County, FL (Judges: Reynolds, Shelfer)
- Franklin County, FL (Judge Hankinson)
- Jefferson County, FL (Judge Geivers)
- Bay County, FL
- Gulf County, FL
- Madison County, FL (Judge Dekker)
- Washington County, FL
- Walton County, FL
- Santa Rosa County, FL
- Tift County, GA

Qualified as Expert Witness in Federal Bankruptcy Court (Judge Killian, retired and Judge Specie: Tallahassee, FL)

Qualified as Expert Witness in U.S. Federal District Court (Judge Smoak, Panama City, FL)



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**JOHNSON, WAYNE R II**

1358 THOMASWOOD DRIVE  
TALLAHASSEE FL 32308

**LICENSE NUMBER: RZ2407**

**EXPIRATION DATE: NOVEMBER 30, 2020**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

<b>ASSIGNMENT INFORMATION</b>	Client	<u>Blueprint Intergovernmental Agency</u>		
	Lender			
	Appraiser	<u>Wayne (Chip) R. Johnson, MAI</u>		
	Supervisor			
	Order Date	<u>2/3/2020</u>	Due Date	
	Priority		Loan Amount	
	Job Type	<u>Narrative</u>	Sale Price	
	Property Type	<u>Retail</u>	Sale Date	
	Loan Type		Refinance	
	Form Type		Owner Est. Val.	
Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (Describe)				

FILE NUMBERING	
Internal Order Number	<u>200088</u>
Lender Case Number	
Client File Number	
FHA / VA Case Number	
Main File Number on Form	<u>200088</u>
Other File Number on Form	

BILLING & DELIVERY SUMMARY	
Invoice Number	<u>200088</u>
Invoice Date	
Ordered By	
Bill To	<u>Blueprint Intergovernmental Agency</u>
Preferred Payment Method	
Base Fee	\$ _____
Ship To	

Property Address	<u>1309 Alabama St</u>		
City	<u>Tallahassee</u>	State	<u>FL</u> Zip Code <u>32304</u>
County	<u>Leon</u>	APN	<u>21-26-35-M-0010</u>
Legal Description	<u>Griffin Col Hts Add, Lots 1 &amp; 2, Block M</u>		
	Neighborhood	<u>Griffin Col Hts Add</u>	
Map Ref.	<u>45220</u>	Tax Yr.	Taxes Special
Year Blt.	Tot. Rms.	Tot. Bdms.	Tot. Baths. Sq. Ft.

**Instructions from Client**

---



---



---

**Exceptions, Releases, Etc.**

---



---



---

	Name	Work Phone	Home Phone	Mobile Phone
Borrower				
Co-Borrower				
Owner	<u>Johnnie Mae &amp; Willie Bennett Estate</u>			
Occupant				
Agent				

Appointment Date	Time
Duration	Appointment Notes
Scheduled by _____ # of Attempts _____	
Appointment Contact _____	

<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Pets on Property	<input type="checkbox"/> Call Occupant First
<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Lock Box	<input type="checkbox"/> Hostile Occupant
<input type="checkbox"/> Vacant	<input type="checkbox"/> Appointment Required	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Key with Agent	
<b>Access Notes</b>		
_____		
_____		

**Directions to Property**

---

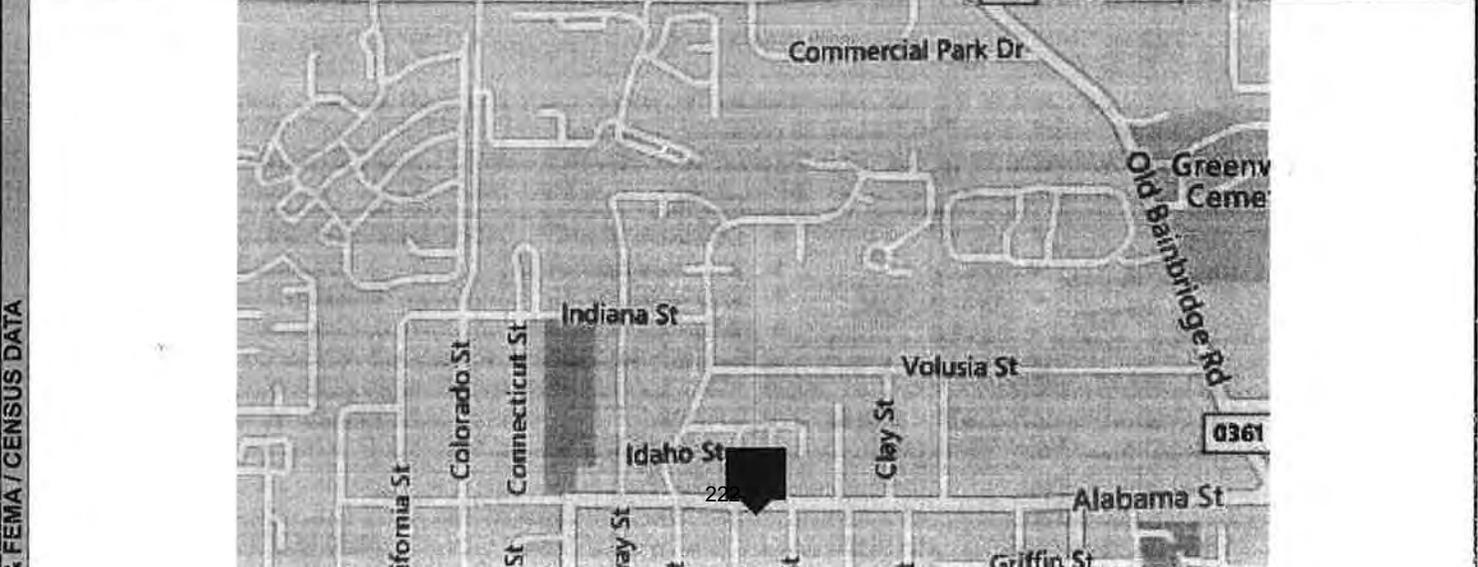


---



---

FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk.	FEMA Zone	<u>X</u>	FEMA Map #	<u>12073C0283F</u>
Map Date	<u>08/18/2009</u>	Census Tract	<u>0014.01</u>		



**FEMA / CENSUS DATA**

## Chip Johnson

---

**From:** Laurie Horton  
**Sent:** Friday, January 31, 2020 5:24 PM  
**To:** Chip Johnson  
**Subject:** Fwd: Appraisal of 1309 Alabama Street

Get [Outlook for Android](#)

---

**From:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Sent:** Friday, January 31, 2020 4:33:55 PM  
**To:** Laurie Horton <[lhorton@cureton-johnson.com](mailto:lhorton@cureton-johnson.com)>  
**Subject:** RE: Appraisal of 1309 Alabama Street

Hi Laurie – I just spoke to the property owner's attorney, H.B. Stivers to request Ms. Bennett's contact information and he said to have Chip contact him directly at 222-6580.  
We are preparing a Task Order and will email to your office on Monday.  
Please let me know if you have any questions.  
Have a great weekend!  
Violet

**From:** Laurie Horton [<mailto:lhorton@cureton-johnson.com>]  
**Sent:** Friday, January 31, 2020 12:06 PM  
**To:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Subject:** RE: Appraisal of 1309 Alabama Street

Great. Thank you.

Laurie

**From:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Sent:** Friday, January 31, 2020 12:04 PM  
**To:** Laurie Horton <[lhorton@cureton-johnson.com](mailto:lhorton@cureton-johnson.com)>  
**Subject:** RE: Appraisal of 1309 Alabama Street

Laurie – Attorney Dawson will be providing that information to Chip shortly.  
Thank you.  
Violet

**From:** Laurie Horton [<mailto:lhorton@cureton-johnson.com>]  
**Sent:** Friday, January 31, 2020 11:55 AM  
**To:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Subject:** RE: Appraisal of 1309 Alabama Street

Violet –

Chip wanted me to ask you if you have a property contact so that he can inspect the building.

Thanks again!



*Laurie Horton*

Office Manager/Accounts Receivable  
**Cureton Johnson & Associates, LLC**  
1358 Thomaswood Drive  
Tallahassee, FL 32308  
850.386.3720 (o)  
850.385.7626 (f)  
Email: [lhorton@cureton-johnson.com](mailto:lhorton@cureton-johnson.com)

**From:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Sent:** Friday, January 31, 2020 11:08 AM  
**To:** Laurie Horton <[lhorton@cureton-johnson.com](mailto:lhorton@cureton-johnson.com)>  
**Subject:** RE: Appraisal of 1309 Alabama Street

Hi Laurie – Thanks so much for sending the appraisal quote/assignment so expeditiously!  
Enjoy your weekend as well.  
Violet

**From:** Laurie Horton [<mailto:lhorton@cureton-johnson.com>]  
**Sent:** Friday, January 31, 2020 11:04 AM  
**To:** Violeta Wall <[violeta.wall@Blueprintia.org](mailto:violeta.wall@Blueprintia.org)>  
**Subject:** Appraisal of 1309 Alabama Street

Hi Violet –

Please find attached the appraisal assignment for 1309 Alabama Street.

Please let me know if we're good to go with it and I will prepare a file for Chip Johnson.

Thanks so much and have a great weekend!



*Laurie Horton*

Office Manager/Accounts Receivable  
**Cureton Johnson & Associates, LLC**  
1358 Thomaswood Drive  
Tallahassee, FL 32308  
850.386.3720 (o)  
850.385.7626 (f)  
Email: [lhorton@cureton-johnson.com](mailto:lhorton@cureton-johnson.com)

PHONE: (850) 219.1081 or 219-1082  
FAX: (850) 219-1098

**Blueprint Legal**  
**APPRAISAL ASSIGNMENT**

**Blueprint**  
Intergovernmental Agency

**APPRAISAL COMPANY:** Cureton Johnson & Associates, LLC

**APPRAISER CONTACT NAME:** Wayne R. "Chip" Johnson **EMAIL:** cjohnson@cureton-johnson.com

**TELEPHONE NUMBER:** 850.386.3720

**CITY OF TALLAHASSEE AGENT NAME:** Violet Wall

**EMAIL ADDRESS:** violeta.wall@Blueprintia.org

**TELEPHONE NUMBER:** 850.219.1060

**PROJECT NAME:** \_\_\_\_\_

**PROJECT LOCATION:** 1309 Alabama Street (Parcel ID #21-26-35-M-0010)

**PROJECT / FUND NUMBER:** \_\_\_\_\_

**APPRAISAL REQUESTED:**

Non-Eminent Domain Appraisal Report       Form Report  
 Eminent Domain Appraisal Report       Other  
 Before & After (Land Only)  
 Before & After (w/ Improvements)

Please Check One:  Original     Modification     Update     Review

**DETAILED DESCRIPTION FOR SERVICES REQUESTED (Scope of Work):** Appraisal will be done in Narrative Appraisal format consistent with USPAP Standard 1 and 2-2(a).

(Attach schematics, plans, maps, and details as required)

**PROJECT BUDGET FOR SERVICE REQUESTED:**

**AGREED PRICE:**

\$

\_\_\_\_\_  
Contact Person (Type/Print)

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Authorized By (Type/Print)

\_\_\_\_\_  
Date

**CRITICAL DUE DATE:**

**TO BE COMPLETED BY APPRAISER: PLEASE SEE BELOW.**

Base Price:		\$	_____
Professional Fees:	<u>14.50</u> hrs × \$ <u>200.00</u> /hr		<u>\$2,900.00</u>
Clerical Fees:	_____ hrs × \$_____/hr		\$ _____
Other:	_____		\$ _____
<b>TOTAL</b>			<b><u>\$2,900.00</u></b>

Date Request Received: 1/31/2020

Accepted:  YES     NO

Appraiser Signature: 

Date: 1/31/2020

**Turn Time: 10 Business Days**

**TASK ORDER NO. 001  
1309 ALABAMA STREET**

This Task Order No. 001 is issued by Leon County – City of Tallahassee Blueprint Intergovernmental Agency, hereinafter referred to as the “Agency” pursuant to Contract No. 3800, dated October 31, 2016, hereinafter referred to as the “Contract”, between the CITY OF TALLAHASSEE (CITY), and Cureton Johnson & Associates, LLC, hereinafter referred to as the “Consultant”.

**RECITALS**

Whereas, in accordance with the Contract, **Exhibit A**, the Consultant is to provide the Agency with professional property appraisal services related to all necessary tasks pertaining to the investigation of, the calculation of, and the generation, report and documentation of the appraised value of real property either commercial or residential as requested by the Agency; and

Whereas, the purpose of this Task Order is to establish the scope of work, price for services, and schedule for performance of the work investigate, calculate, generate and report of the appraised value of real property located at 1309 Alabama Street, Tallahassee, Florida (**Exhibit B**); and

Whereas, in accordance with Blueprint Procurement Policy, Section 101.07.5, and Contract No. 3800, the Agency desires to utilize the services of the Consultant to perform the scope of services set forth below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

**1. INCORPORATION OF RECITALS AND EXHIBITS**

The Recitals set forth above, the accuracy of which being acknowledged, are hereby made a part hereof as if set forth in their entirety below. Exhibits A and B as further described in Section Number 4, are attached hereto and incorporated herein as if set forth in their entirety below.

**2. EFFECTIVE DATE**

The effective date of this Task Order shall be the date of full execution hereof.

**3. SCOPE OF SERVICES**

The Consultant shall provide for the investigation of, calculation of and the generation, report and documentation of the appraised value of real property located at 1309 Alabama Street, as requested by the Agency. All appraisal and appraisal review services shall be performed in accordance with applicable Florida Statutes and the Uniform Standards of Professional Appraisal Practice.

**4. COMPENSATION AND PAYMENT**

The work will be performed in accordance with the terms and conditions set forth in the Contract, **Exhibit A**, and this Task Order. All compensation and payments for Agency approved work performed in completion of the Project shall be paid to the Consultant on a fixed-fee basis in accordance with this Task Order, at a total cost not to exceed **\$2,900**.

**5. PRECEDENCE OF CONTRACT DOCUMENTS:**

The contract documents shall consist of this Task Order, including all attachments and amendments hereto and any Authorization Letters issued hereunder, the Contract, **Exhibit A**, and the real property location, **Exhibit B**. In the event of conflict between the terms and conditions of those documents, such terms and conditions shall control in the following order:

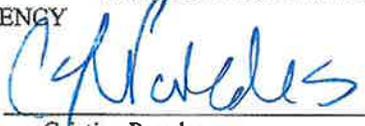
- i. Task Order.
- ii. Exhibit A.
- iii. Exhibit B.

**6. SERVICES TO BE PROVIDED**

Consultant hereby agrees to provide the professional services to the Agency in accordance with the Scope of Services as described within this Task Order.

Whereas, the Parties have set forth by the signature execution hereof as of the date first written below.

LEON COUNTY-CITY OF TALLAHASSEE  
BLUEPRINT INTERGOVERNMENTAL  
AGENCY

By:   
Cristina Paredes  
Its: Director of OEV

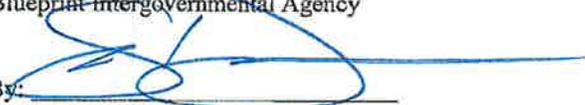
Date: 2/3/2020

CURETON-JOHNSON & ASSOCIATES, LLC

By:   
Wayne R. "Chip" Johnson, MAI  
Principal

Date: February 3, 2020

APPROVED AS TO FORM:  
Blueprint Intergovernmental Agency

By:   
Susan Dawson, Esq.  
Blueprint Attorney

COT Contract No. 3800

Exhibit A

# CONTRACT

NO. 3800

## REAL ESTATE APPRAISAL AND CONSULTING SERVICES

THIS CONTRACT, executed this 31 day of October, 2016, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation, hereinafter called "City", and CURETON - JOHNSON & ASSOCIATES, LLC, hereinafter called "Contractor".

### WITNESSETH:

That in consideration of the mutual covenants, obligations and terms set forth herein and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, the parties hereby agree as follows:

1. The Contractor shall furnish services to the City as described in the City's request for proposals for Consulting Real Estate Appraisal Services (RFP No.0122-16-RWT-RC) and all addenda thereto, if any, (collectively, the "RFP") based on the fee schedules attached to this Contract and identified as Exhibit "A". The term of this Contract shall begin November 1, 2016 and shall end October 31, 2019, with up to two (2) one (1) year extensions upon the mutual prior written consent of the parties.
2. The Contractor will, at its own cost and expense, do the work required to be done, provide all services required to be provided, and meet all other requirements or conditions imposed, all strictly in accordance with the RFP, and the Contractor's proposal dated June 30, 2016, which are on file in the office of the City Treasurer-Clerk and are by reference made a part hereof to the same extent as if set out herein.
3. Should City desire for Contractor to perform any work or services within the scope of this Contract, City and Contractor shall prepare an Appraisal Assignment which shall specify the work or services to be performed, the time period or the specific schedule for performance, the compensation or method of compensation for such work or

services, and either a lump sum, not-to-exceed amount, or estimated cost of such work or services. Appraisal Assignments will be made on a non-exclusive basis, with consideration of the workload and scheduling needs of both parties, and at the sole discretion of the Real Estate Management Department. Contractor acknowledges that the City may assign some or all work or services within the scope of this Contract to other contractors.

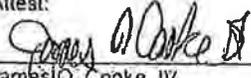
4. Contractor shall not undertake or perform any work or services described in an Appraisal Assignment unless authorized in writing by a Purchase Order, issued by the City, or by a Task Order, executed by the City and the Contractor (collectively, "Authorizing Documents"). The type of Authorizing Document used in regard to a particular Appraisal Assignment will depend upon the cost of the work or services to be performed. Each Authorizing Document shall incorporate by reference the applicable Appraisal Assignment, as agreed upon by the Parties, and the terms and conditions set forth in this Contract. Each Authorizing Document may include additional terms and conditions applicable to the particular Appraisal Assignment, provided that such terms and conditions are not in conflict with the terms and conditions of this Contract and further provided that no pre-printed terms or conditions on a Purchase Order form shall apply to performance of the particular work or services. Contractor shall submit invoices for services in accordance with the payment schedule set forth in the applicable Appraisal Assignment, and the City will pay all proper invoices in accordance with requirements of the Florida Prompt Payment Act.
5. On the faithful performance of an Appraisal Assignment by the Contractor, the City will pay the Contractor in accordance with the terms and conditions of the applicable Authorizing Document.

6. The Contractor shall indemnify and save harmless the City, its officials and employees, from all losses, damages, costs, expenses, liability, claims, actions, and judgments of any kind whatsoever, including without limitation attorney's fees and cost of litigation, arising out of or caused by any act or omission of the Contractor, its subcontractors, or the employees, officers, directors, or agents of either.
7. Services shall be performed in response to Appraisal Assignments from agents of the Real Estate Management Department of the City, which may be made on a non-exclusive basis, by project or parcel, with consideration of the workload and scheduling needs of both parties, all at the sole discretion of the Real Estate Management Department.

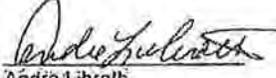
IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized representatives, effective the date first above written.

*(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)*

Attest:

  
James O. Cooke, IV  
City Treasurer-Clerk

**CITY OF TALLAHASSEE**

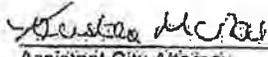
By:   
André Libroth  
Procurement Services Manager

**CURETON - JOHNSON &  
ASSOCIATES, LLC**

  
Witness as to the Contractor

By:   
Paul T. Cureton, III,  
Manager

Approved as to form:

  
Assistant City Attorney



VID# 0000128171  
contract 3800

**Fee Proposal  
Attachment E: Fee Schedule**

This proposal is submitted in good faith, without collusion or fraud. Paul T. Cureton, Owner, has the authority to bind Cureton-Johnson & Associates, LLC (1358 Thomaswood Drive, Tallahassee, FL 32308; Phone: 850-388-3720; Fax: 850-385-7626) to this contract, if awarded.

**ATTACHMENT E  
TO BE PLACED IN BINDER 2  
CITY OF TALLAHASSEE  
CONSULTING REAL ESTATE APPRAISAL SERVICES  
DO NOT SUBMIT FEES WITH BINDER 1. MUST BE SUBMITTED  
IN BINDER 2.**

Item No.	Description	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year
001	Residential appraisals - Fannie Mae Form Report	\$475.00	\$475.00	\$475.00
002	Appraisal Services, per hour	\$150.00	\$150.00	\$150.00
003	Consulting Services, per hour	\$150.00	\$150.00	\$150.00
004	Expert Witness Services, per hour	\$195.00	\$195.00	\$195.00
005	Associate Services, per hour	\$85.00	\$85.00	\$85.00
006	Clerical Services, per hour	\$25.00	\$25.00	\$25.00

EVALUATION OF FEES WILL BE BASED ON ITEMS 001 THROUGH 006

**Exhibit  
"A"**

City of Tallahassee  
RFP No. 0122-16-RWT-RC  
Fee Proposal

Submitted by:  
Cureton-Johnson & Associates, LLC  
1358 Thomaswood Drive, Tallahassee, FL 32308



An All-America City

September 10, 2019

Cureton Johnson & associates, LLC  
1358 Thomaswood Drive  
Tallahassee, FL 32308

Re: Consulting Real Estate Appraisal Services  
Contract No. 3800  
RFP-0122-16-RT

To Whom It May Concern:

The above referenced contract is set to expire October 31, 2019. As such, this letter shall serve as the City of Tallahassee's formal notice to extend the above referenced contract for the period November 1, 2019 through October 31, 2020. This is the 1<sup>st</sup> extension allowed.

Per City records, your certificate of insurance is not found in our files. Please be advised your firm is NOT permitted to render services to the City of Tallahassee without the required insurance coverage for the remainder of the extension period. Indicate the contract number on the insurance certificate for reference purposes. NOTE: PER THE CONTRACT TERMS THE CITY OF TALLAHASSEE MUST BE NAMED AN ADDITIONAL INSURED ON THE COI. The COI may be faxed to (850) 891-8177; emailed to [Cindy.Dickinson@talgov.com](mailto:Cindy.Dickinson@talgov.com); or mailed to: Treasurer Clerk Office/Contracts Division, 300 S. Adams Street, Mail Box A-31, Tallahassee, FL 32301.

Please indicate your firm's acceptance of this extension by signing and dating below and returning this letter. Please submit the signed extension letter via email to [Robert.threewitts@talgov.com](mailto:Robert.threewitts@talgov.com). The City looks forward to continuing its excellent working relationship with your firm.

Should you have any questions please contact Robert Threewitts at (850) 891-8025.

Sincerely,

Andre Libroth  
Manager for Procurement Services

AL/rwt

**ACCEPTANCE OF CONTRACT EXTENSION**

Name (Typed or Printed) Wayne R. "Chip" Johnson, MAI, Principal

Signature

Date

September 30, 2019

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 • Talgov.com

JOHN E. DAILEY  
Mayor

REESE GOAD  
City Manager

JEREMY MATLOW  
Commissioner

CASSANDRA K JACKSON  
City Attorney

CURTIS RICHARDSON  
Commissioner

JAMES O COOKE, IV  
City Treasurer-Clerk

DIANNE WILLIAMS-COX  
Commissioner

JOSEPH MALESZEWSKI  
City Auditor

COT Contract No. 3800

Exhibit B

Home Search E-File Exemptions Downloads Forms Address Change FAQ General Info About Us

Summary

Parcel: 212635 M0010 Property Use: 1100 - STORES, ONE STORY  
Owner: BENNETT JOHNNIE MAE 1309 ALABAMA ST

Additional Addresses

Leon County Property Appraiser

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212635 M0010 Tax District: 1 - CITY  
Owner(s): BENNETT JOHNNIE MAE Legal Desc: GRIFFIN COL HTS ADD  
BENNETT WILLIE ESTATE LOTS 1 & 2 BLOCK M  
OR 317/358 1363/1160  
RESP

Mailing Addr: PO BOX 3650  
TALLAHASSEE FL 32315

Google Map

Location: 1309 ALABAMA ST Parent Parcel:  
Acreage: 0.250 - ESTIMATED  
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. Subdivision: GRIFFIN COLLEGE HEIGHTS  
Property Use: 1100 - STORES, ONE STORY  
Bldg Count: 1

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$12,750	\$128,805	\$141,555	\$0	2019 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$141,555	\$141,555	\$0	\$141,555
	Leon County - Emergency Medical Service	0.50000	\$141,555	\$141,555	\$0	\$141,555
	School - State Law	3.91900	\$141,555	\$141,555	\$0	\$141,555
	School - Local Board	2.24800	\$141,555	\$141,555	\$0	\$141,555
	City of Tallahassee	4.10000	\$141,555	\$141,555	\$0	\$141,555
	NW FL Water Management	0.03270	\$141,555	\$141,555	\$0	\$141,555

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Commercial	200 - Store	1953	3,230	0
Total:		1				3,230	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector  
Permits Online (City / County)  
Property Info Sheet

County Map Links

Land Information  
(Contains FEMA, Zoning, Fire Hydrant, etc.)  
Flood Zone (FEMA)  
Zoning Map  
Fire Hydrant Map  
More TLGIS Maps

Other Map Links

Google Map  
Map

1 of 1

Return to Search Results

Actions

Neighborhood Sales  
Printable Summary  
Printable Version

Reports

Mailing List  
Property Data Export

Go

Help Links

Data Dictionary  
Search Instructions  
Property Use Codes

Office Hours

8am - 5pm Monday - Friday

Location

315 S. Calhoun Street, Third Floor  
Tallahassee, FL 32301

Contact Us

Phone: (850) 606-6200  
Fax: (850) 606-6201  
Email: admin@leonpa.org

Mailing Address

PO Box 1750  
Tallahassee, FL 32302-1750

Site Links

About Us  
FAQ  
Forms

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

**Parcel ID:** 212635 M0010  
**Owner(s):** BENNETT JOHNNIE MAE  
 BENNETT WILLIE ESTATE  
**Tax District:** 1 - CITY  
**Legal Desc:** GRIFFIN COL HTS ADD  
 LOTS 1 & 2 BLOCK M  
 OR 317/358 1363/1160  
 RESP

**Mailing Addr:** PO BOX 3650  
 TALLAHASSEE FL 32315

**Google Map**

**Location:** 1309 ALABAMA ST  
 Location (Street) Addresses are provided  
 by City Growth Management 850-891-7001  
 (option 4), and County DSEM 850-606-1300.

**Parent Parcel:**  
**Acreage:** 0.250 - ESTIMATED  
**Subdivision:** GRIFFIN COLLEGE HEIGHTS  
**Property Use:** 1100 - STORES, ONE STORY  
**Bldg Count:** 1

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$12,750	\$128,805	\$141,555	\$0		\$0 2019 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$141,555	\$141,555	\$0	\$141,555
	Leon County - Emergency Medical Service	0.50000	\$141,555	\$141,555	\$0	\$141,555
	School - State Law	3.91900	\$141,555	\$141,555	\$0	\$141,555
	School - Local Board	2.24800	\$141,555	\$141,555	\$0	\$141,555
	City of Tallahassee	4.10000	\$141,555	\$141,555	\$0	\$141,555
	NW FL Water Management	0.03270	\$141,555	\$141,555	\$0	\$141,555

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Commercial	200 - Store	1953	3,230	
Total:		1				3,230	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

**County Links**

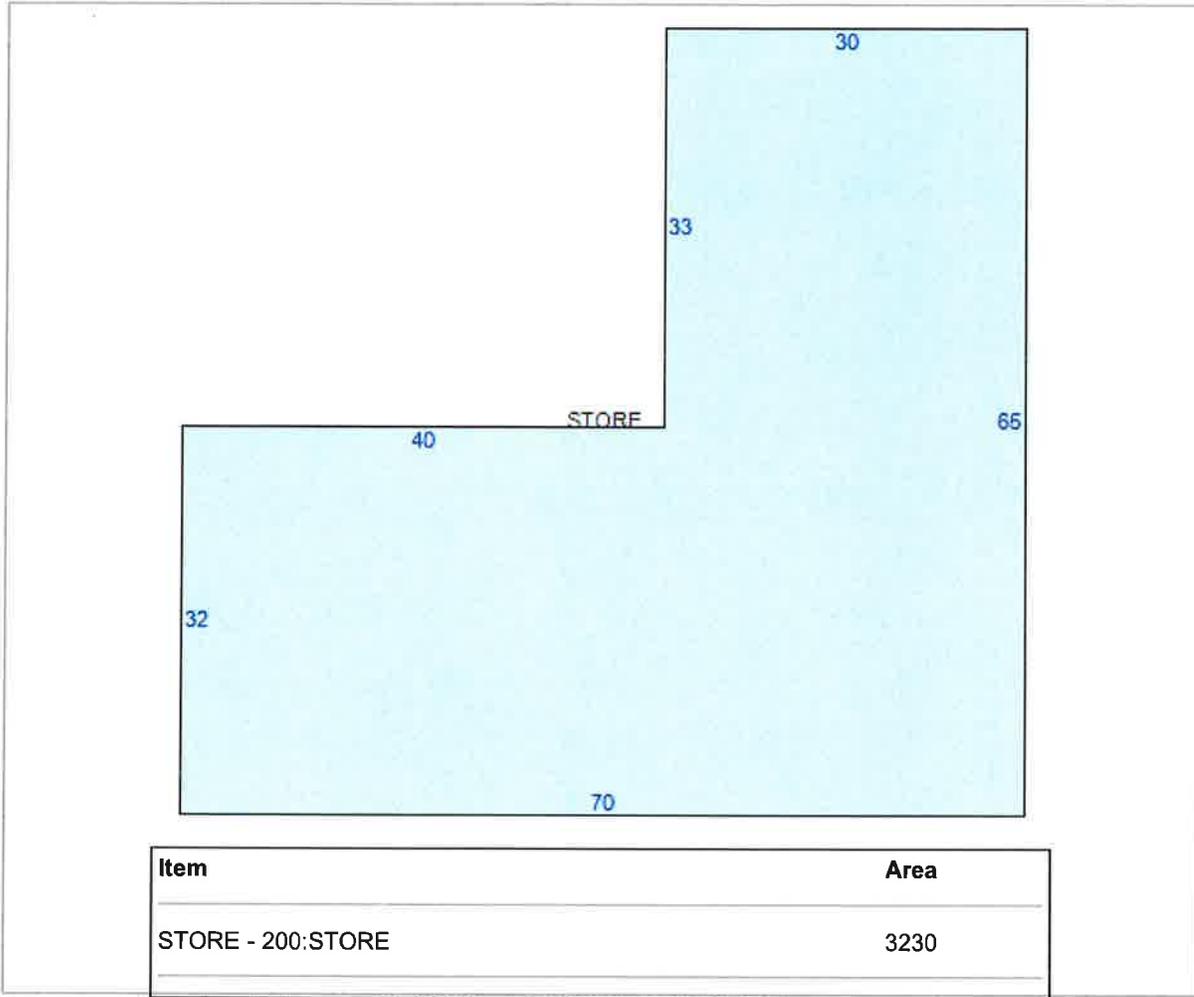
[Leon County Tax Collector](#)  
[Permits Online \(City / County\)](#)  
[Property Info Sheet](#)

**County Map Links**

[Land Information](#)  
 (Contains FEMA, Zoning, Fire Hydrant, etc.)  
[Flood Zone \(FEMA\)](#) 237  
[Zoning Map](#)

**Other Map Links**

[Google Map](#)  
[Map](#)

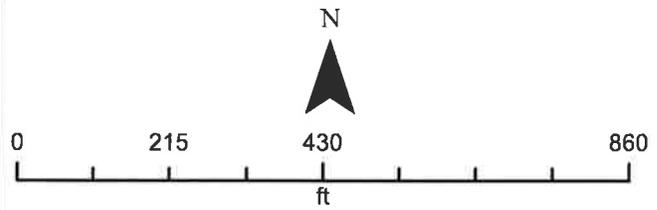


Printed on Monday, February 03, 2020, at 11:20:51 AM EST



## 212635 M0010

Legend			
	Township		Building
	Section		Park
	Subdivision		River
	Tax Parcel		Access Easement
			Waterbody
			City Limit
			Imagery 1/2015



Akin Akinyemi, R.A.  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

**DISCLAIMER:** This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Feb 03, 2020

Leon County Property Appraiser - TRIM Information

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact your County Property Appraiser at (850)606-6200. If the Property Appraiser's office is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed ON OR BEFORE 5:00 P.M. SEPTEMBER 13, 2019

Taxing Authorities

Taxing Authority	Last Yr Rate	COLUMN 1		COLUMN 2		COLUMN 3	
		Last Yr Taxes	Proposed Rate	Proposed Taxes	Rollback Rate	Rollback Taxes	
County	8.3144	\$1,140.69	8.3144	\$1,176.94	8.1477	\$1,153.35	
MSTU - EMS	.5000	\$68.60	.5000	\$70.78	.4794	\$67.86	
School - State Law	4.0950	\$567.62	3.9190	\$554.75	3.9446	\$558.38	
School - Local Board	2.2480	\$311.60	2.2480	\$318.22	2.1654	\$306.52	
City	4.1000	\$562.50	4.1000	\$580.38	3.9454	\$558.49	
DIA	.0000	\$ .00	.0000	\$ .00	.0000	\$ .00	
Water Mgmt Dist	.0338	\$4.64	.0327	\$4.63	.0327	\$4.63	
<b>Total Property Taxes</b>	<b>19.2912</b>	<b>\$2,655.65</b>	<b>19.1141</b>	<b>\$2,705.70</b>	<b>18.7152</b>	<b>\$2,649.23</b>	

Values

Authority	Market	Last Year			This Year			
		Assessed	Exemption	Taxable	Market	Assessed	Exemption	Taxable
County	\$138,612.00	\$137,195.00	\$ .00	\$137,195.00	\$141,555.00	\$141,555.00	\$ .00	\$141,555.00
MSTU - EMS	\$138,612.00	\$137,195.00	\$ .00	\$137,195.00	\$141,555.00	\$141,555.00	\$ .00	\$141,555.00
School	\$138,612.00	\$138,612.00	\$ .00	\$138,612.00	\$141,555.00	\$141,555.00	\$ .00	\$141,555.00
City/DIA	\$138,612.00	\$137,195.00	\$ .00	\$137,195.00	\$141,555.00	\$141,555.00	\$ .00	\$141,555.00
Water Mgmt	\$138,612.00	\$137,195.00	\$ .00	\$137,195.00	\$141,555.00	\$141,555.00	\$ .00	\$141,555.00

Assessment Reductions and Exemptions

Assessment Reductions	Applicable to:	2019 Value	Exemptions	Applicable to:	2019 Value
-----------------------	----------------	------------	------------	----------------	------------

Proposed or Adopted Non-Ad Valorem Assessments

Levying Authority	Purpose	Units	Rate	Last Year	This Year
<b>Total Non-Ad Valorem</b>					

## Tax Roll Property Summary

Property Summary								<a href="#">Please click here for this page's Instructions</a>
Account Number		212635 M0010		Type		REAL ESTATE		<a href="#">Request E-Bill</a>
Address		<a href="#">1309 ALABAMA ST TAL</a>		Status				
Sec/Twn/Rng		26 1N 1W		Subdivision		GRIFFIN COLLEGE HEIGHTS		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">1994</a>	R	1994 212635 M0010	INST F-PD	04/1995	1,433.70			<a href="#">Installment</a>
<a href="#">1995</a>	R	1995 212635 M0010	INST F-PD	03/1996	1,444.45			<a href="#">Installment</a>
<a href="#">1996</a>	R	1996 212635 M0010	CER SOLD	05/1997				<a href="#">Tax Bill</a>
<a href="#">1996</a>	CER	1997-00002948-00	REDEEMED	12/1999	1,702.92			<a href="#">Certificate</a>
<a href="#">1997</a>	R	1997 212635 M0010	CER SOLD	05/1998				<a href="#">Tax Bill</a>
<a href="#">1997</a>	CER	1998-00002520-00	REDEEMED	08/2000	1,517.47			<a href="#">Certificate</a>
<a href="#">1998</a>	R	1998 212635 M0010	CER SOLD	05/1999				<a href="#">Tax Bill</a>
<a href="#">1998</a>	CER	1999-00002191-00	REDEEMED	08/2000	1,502.56			<a href="#">Certificate</a>
<a href="#">1999</a>	R	1999 212635 M0010	CER SOLD	05/2000				<a href="#">Tax Bill</a>
<a href="#">1999</a>	CER	2000-00002037-00	REDEEMED	08/2000	1,422.95			<a href="#">Certificate</a>
<a href="#">2000</a>	R	2000 212635 M0010	INST F-PD	04/2001	1,626.22			<a href="#">Installment</a>
<a href="#">2001</a>	R	2001 212635 M0010	CER SOLD	05/2002				<a href="#">Installment</a>
<a href="#">2001</a>	CER	2002-00002158-00	REDEEMED	08/2002	1,207.37			<a href="#">Certificate</a>
<a href="#">2002</a>	R	2002 212635 M0010	CER SOLD	05/2003				<a href="#">Tax Bill</a>
<a href="#">2002</a>	CER	2003-00002087-00	REDEEMED	04/2005	1,620.67			<a href="#">Certificate</a>
<a href="#">2003</a>	R	2003 212635 M0010	PAID	03/2004	1,390.96			<a href="#">Tax Bill</a>
<a href="#">2004</a>	R	2004 212635 M0010	CER SOLD	05/2005				<a href="#">Tax Bill</a>
<a href="#">2004</a>	CER	2005-00001972-00	REDEEMED	12/2006	1,654.86			<a href="#">Certificate</a>
<a href="#">2005</a>	R	2005 212635 M0010	PAID	03/2006	1,688.96			<a href="#">Tax Bill</a>
<a href="#">2006</a>	R	2006 212635 M0010	PAID	03/2007	2,413.75			<a href="#">Tax Bill</a>
<a href="#">2007</a>	R	2007 212635 M0010	INST F-PD	03/2008	2,397.38			<a href="#">Installment</a>
<a href="#">2008</a>	R	2008 212635 M0010	INST F-PD	03/2009	2,764.26			<a href="#">Installment</a>
<a href="#">2009</a>	R	2009 212635 M0010	INST F-PD	03/2010	2,521.45			<a href="#">Installment</a>
<a href="#">2010</a>	R	2010 212635 M0010	INST F-PD	03/2011	2,300.30			<a href="#">Installment</a>
<a href="#">2011</a>	R	2011 212635 M0010	INST F-PD	03/2012	2,255.04			<a href="#">Installment</a>
<a href="#">2012</a>	R	2012 212635 M0010	PAID	05/2013	2,372.00			<a href="#">Tax Bill</a>
<a href="#">2013</a>	R	2013 212635 M0010	PAID	07/2014	2,514.00			<a href="#">Tax Bill</a>
<a href="#">2014</a>	R	2014 212635 M0010	PAID	05/2015	2,294.16			<a href="#">Tax Bill</a>
<a href="#">2015</a>	R	2015 212635 M0010	PAID	02/2016	2,271.84			<a href="#">Tax Bill</a>
<a href="#">2016</a>	R	2016 212635 M0010	PAID	02/2017	2,256.86			<a href="#">Tax Bill</a>
<a href="#">2017</a>	R	2017 212635 M0010	CER SOLD	06/2018				<a href="#">Tax Bill</a>

<a href="#">2017</a>	CER	2018-00002158-00	REDEEMED	06/2018	2,832.55		<a href="#">Certificate</a>
<a href="#">2018</a>	R	2018 212635 M0010	CER SOLD	06/2019			<a href="#">Tax Bill</a>
<a href="#">2018</a>	CER	2019-00002335-00	UNPAID		3,086.86	<input type="checkbox"/>	<a href="#">Certificate</a>
<a href="#">2019</a>	R	2019 212635 M0010	UNPAID		2,678.63	<input type="checkbox"/>	<a href="#">Tax Bill</a>

Attachment 3  
Page 85 of 91



**CURRENT ACCOUNT DETAILS**

<b>Account Number</b>	2019	212635 M0010	<a href="#">Tax Bill</a>
-----------------------	------	--------------	--------------------------

**BACK TAXES DUE ON THIS ACCOUNT**

Property Description		Owner Information				
GRIFFIN COL HTS ADD LOTS 1 & 2 BLOCK M OR 317/358 1363/1160 RESP		BENNETT JOHNNIE MAE BENNETT WILLIE ESTATE PO BOX 3650 TALLAHASSEE,FL 32315				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	141,555	TAXES	2,705.69			
TAXABLE	141,555	TOTAL	2,705.69			
FEB 1-MAR 2	MAR 3-MAR 31	DELINQUENT ON				
2,678.63	2,705.69	APRIL 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

**Links of Interest**  
[TALLAHASSEE - LEON GIS MAPPING](#)  
[LINK TO PROPERTY APPRAISER](#)



# Tallahassee-Leon County GIS

## Property Information Sheet

### General Information

Property ID: 212635 M0010  
 Site Address: 1309 ALABAMA ST  
 Mailing Address: PO BOX 3650  
 TALLAHASSEE FL 32315  
 Subdivision: GRIFFIN COLLEGE HEIGHTS  
 City Limits: IN

For additional information please visit:  
[Tallahassee-Leon County GIS »](#)

### Property Tax Information

Property Tax: \$ 2706

### Property Information

Certified Value: \$ 141555  
 Save Our Homes Value: \$ 141555  
 Exempt Value: \$ 0  
 Taxable Value: \$ 141555  
 Most Recent Sales: \$

For additional information please visit:  
[Leon County Property Appraiser »](#)

### Zoning and Land Use Info

#### Zoning and Land Use

Zoning District: » Residential Preservation-2  
 Zoning Code: » RP-2  
 Future Land Use: » Residential Preservation  
 Historic Preservation Overlay: No

For additional information please visit:  
[Tallahassee-Leon County Planning Department »](#)  
 850-891-6400

#### Planning Areas

Downtown Overlay: No  
 Multi-Modal Transportation District: Yes  
 Springs Protection: No  
 Southern Strategy: No  
 Canopy Road Protection Zone: No

For additional information please visit:  
[Tallahassee-Leon County Planning Department »](#)  
 850-891-6400

#### Economic Incentive Areas

Downtown Community Redevelopment Area: No  
 Frenchtown/Southside Community Redevelopment Area: No  
 Historically Underutilized Business Zone: Yes  
 Urban Jobs TCA: Yes  
 Enterprise Zone: No

For additional information please visit:  
[Office of Economic Vitality »](#)

### School Zones

Elementary: Riley E.S.  
 Middle: Griffin M.S.  
 High: Godby H.S.

For additional information please visit:  
[Leon County School Board »](#)

### Property Location



[View Full Map »](#)

### Emergency Services

Police District: NORTHERN  
 Police Area:  
 Police Beat: 16  
 Sheriff District: LC Sheriff  
 Fire Response Zone: Fire Station No. 1  
 327 N. ADAMS ST

For additional information please visit:  
[Tall. Police Dept. »](#) [LC Sheriff »](#) [Tall. Fire Dept. »](#)

### Elections

Voter Precinct: 1505  
 Poll Location: Springfield Community Center  
 Poll Address: 1702 Joe Louis St  
 School Board Dist.: 5  
 School Board Rep.: Joy Bowen 487-7110

County Comm Dist.: 1  
 County Comm.: Bill Proctor 606-5361  
 County Comm At-Large: Mary Ann Lindley 606-5369  
 County Comm At-Large: Nick Maddox 606-5367

Mayor: John E. Dailey 891-2000  
 City Comm.: Elaine Bryant  
 City Comm.: Jeremy Mallow  
 City Comm.: Curtis Richardson  
 City Comm.: Dianne Williams-Cox

FL House Dist.: 8  
 FL House Rep.: Ramon Alexander 850-488-0965

FL Senate Dist.: 3  
 FL Senate Rep.: Bill Montford 850-487-5004

US Congress Dist.: 5  
 US Congress Rep.: Al Lawson 850-558-9450

For additional information please visit:  
[Leon County Supervisor of Elections »](#)

### Flooding Information

Special Flood Hazard Area Designation:

For additional information please visit:  
[Tallahassee Stormwater Management »](#)

Print To PDF

## ***Tallahassee Land Development Regulations***

### **Sec. 10-170. Residential Preservation District**

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential activities may be permitted as home occupations--See article VII of this chapter, Supplementary Regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of Policy 2.1.1 of the Future Land Use Element of the 2010 Comprehensive Plan.
- (2) For Residential Preservation areas outside the Urban Service Area the density of the non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) zoning districts based upon existing development patterns and service provision:
- a. RP-1;
  - b. RP-2;
  - c. RP-MH;
  - d. RP-UF; and
  - e. RPR.
- (3) The intent of the districts listed in subsections (2) a. through e. of this section are as follows:
- a. The RP-1 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre.
  - b. The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre.

- c. The RP-MH District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six (6.0) dwelling units per acre.
  - d. The RP-UF District is intended to apply to residential development in areas designated as both "Urban Fringe" and "Residential Preservation" on the Future Land Use Map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) acres, for all other developments.
  - e. The RP-R District is intended to apply to residential development in areas designated as both "Rural" and "Residential Preservation" on the Future Land Use Map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.
- (1) Low Density Residential
  - (2) Passive Recreation
  - (3) Active Recreation
  - (4) Community Services
  - (5) Light Infrastructure
- (c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the Standard Industrial

Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

- (d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

- P PERMITTED USE
- S SPECIAL EXCEPTION
- R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	<b>RESIDENTIAL</b>					
	Dwelling, One-Family	P				
	Dwelling, Two-Family (Rooming Houses are prohibited)	P				
	Dwelling, 2-Unit Townhouses	P				
	<b>SERVICES</b>					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	<b>RECREATION</b>					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	<b>PUBLIC ADMINISTRATION</b>					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

RESIDENTIAL PRESERVATION-2		DEVELOPMENT TYPE			
	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES, ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS	
<b>MINIMUM SETBACKS (FT)</b>					
Front Yard Building Parking	15	Perimeter Setback 25	20	25 20	
Corner Yard Building Parking	15	Perimeter Setback 25	20	25 20	
Interior Side Yard Building* Parking	7.5	Perimeter Setback 15	7.5	20 20	
Rear Yard Building Parking	25	Perimeter Setback 25	25	25 10	
<b>MAXIMUM % OF IMPERVIOUS SURFACE AREA</b>	40	40 (of net area)	40	40	
<b>MAX. HEIGHT FEET</b>	35	35	35	35	
	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE	14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE	
<b>MIN. LOT AREA (ACRES)</b>	15	15	15		
<b>MINIMUM LOT FRONTAGE (FEET)</b>					

\* Zero-lot line construction permitted along common wall of townhouse dwelling units.

THIS PAGE INTENTIONALLY LEFT BLANK

# ALABAMA STREET STRUCTURAL INSPECTION REPORT

1309 Alabama Street  
Tallahassee, Florida 32304



Prepared For:

**Blueprint Intergovernmental Agency**

315 S. Calhoun Street, Suite 450  
Tallahassee, Florida 32301

Prepared By:



3370 Capital Circle NE, Suite J  
Tallahassee, Florida 32308  
Phone (850) 894-4521  
Firm Registration Number 9292

March 10, 2020

1309 Alabama Street  
Tallahassee, Florida  
Structural Inspection Report

### ENGINEER'S CERTIFICATION

This document and the information contained within have been prepared solely for the use of Blueprint Intergovernmental Agency (Blueprint).

This inspection is based solely upon the information made available to or gathered by Ebbstone, Inc. Ebbstone does not assume responsibility for unforeseen conditions, or conditions not recognized as unacceptable at the time this report was prepared. This Report and subsequent recommendations are based solely on the visual inspection of the structure and no testing of materials was performed. Ebbstone performed the inspection, prepared this report, and makes the following recommendations in a manner consistent with sound practices, level of care, and the skills normally exercised by members of the engineering profession operating under similar circumstances.

This inspection report and the discussion contained herein shall not, in whole or in part, be disseminated or conveyed to any other party or used or relied upon by any other party, in whole or in part, without prior written consent.

I, Jacques Registe, P.E., hereby state that this Report, as listed in the Table of Contents, is, to the best of my knowledge and belief, true and correct and represents the described work in accordance with current established engineering practices. I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Ebbstone, Inc., and that I have supervised the preparation of and approve the evaluations, findings, opinions and conclusions hereby reported.

The official record of this assessment is the electronic file digitally signed and sealed under rule 61G15-23.004, F.A.C.

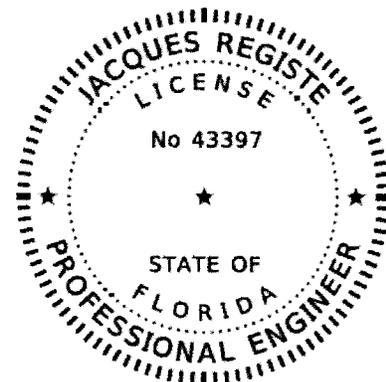
This document has been digitally signed and sealed by

Jacques Registe  
2020.03.10 13:34:55 -04'00'

On the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ebbstone, Inc.  
3370 Capital Circle NE Suite J  
Tallahassee, Florida 32308  
Phone (8504) 894-4521  
Firm Registration Number 9292  
Jacques Registe, P.E.  
Florida P.E. #43397



1309 Alabama Street  
Tallahassee, Florida  
Structural Inspection Report

---

**Table of Contents**

Engineer's Certification ..... i  
Table of Contents..... ii

1.0 EXECUTIVE SUMMARY ..... 1  
    1.1 Findings & Recommendations ..... 1

2.0 PURPOSE..... 2  
    2.1 Project Scope of Services ..... 2

3.0 BUILDING STRUCTURAL ASSESSMENT ..... 2  
    3.1 Building Location..... 2  
    3.2 Building Parameters and Exterior Wall Openings..... 3  
    3.3 Exterior Walls Structural Condition Assessment ..... 4  
    3.4 Interior Wall/Floor Structural Condition Assessment ..... 7  
    3.5 Roof Structural Condition Assessment..... 8  
    3.6 Foundation Condition Assessment..... 12

4.0 RECOMMENDATIONS ..... 12

## **1.0 EXECUTIVE SUMMARY**

This report contains Ebbstone, Inc.'s opinion and professional judgment of the existing condition of the structure located at 1309 Alabama Street, Tallahassee, Florida.

Ebbstone performed a visual structural inspection of the building located at 1309 Alabama Street, Tallahassee, Florida on March 5, 2020. The inspection was conducted by Jacques Registe, P.E. and Chase Jarrell.

Ebbstone has made every effort to reasonably present the various areas of concern identified during our site visit. If there are perceived omissions or misstatements in this report regarding the observations made, we ask that they be brought to our attention as soon as possible so that we have the opportunity to fully address them in a timely manner. This report has been prepared on behalf of and for the exclusive use of Blueprint Intergovernmental Agency.

### **1.1 Findings & Recommendations**

Ebbstone's inspection of the structure included a visual inspection of the exterior and interior of the building. Ebbstone has noted some cracks in the visible areas along the exterior wall and no cracks were found on the inside of the exterior walls of the building. The visible elements of the roof/ceiling system showed major failure. No hurricane clips or other hold down elements were visible. It is our opinion that the structural elements assigned to provide support and stability for the overall roof structure failed to support the load and need to be replaced.

Based on our visual inspection, Ebbstone recommends the following structural improvements:

- Secure the site to prevent access until temporary shoring or repairs are made.
- Replace the ceiling/roof system.
- Modify load bearing walls to provide continuous load path to add uplift/hurricane connectors from roof to foundation.
- Modification of the foundation to provide connectivity to the load bearing walls.

## 2.0 PURPOSE

The purpose of this visual structural inspection is to determine the structural integrity of the existing building located at 1309 Alabama Street, Tallahassee, Florida. According to the Leon County Property Appraisers (LCPA) website, the building is owned by Johnnie Mae Bennett and Willie Bennett Estate. See Photo 1 below.



Photo 1 – View of Building from Alabama Street

### 2.1 Project Scope of Services

The general objective is for Ebbstone to prepare a report for the above referenced building to determine if the building is structurally stable. There were no existing building plans, so all findings presented in this report are based upon our visual inspection of the exposed structural building components. No testing was done for this inspection.

## 3.0 BUILDING STRUCTURAL ASSESSMENT

### 3.1 Building Location

The building is located at 1309 Alabama Street in Tallahassee, Florida 32304. See Figure 1 for Building Location Map. The coordinates of the building are Latitude 30° 27' 21.96" N, Longitude 84° 18' 12.62" W. This building is in a dense urban area, with no open areas or waterbodies greater than 5,000 ft in the surrounding terrain.



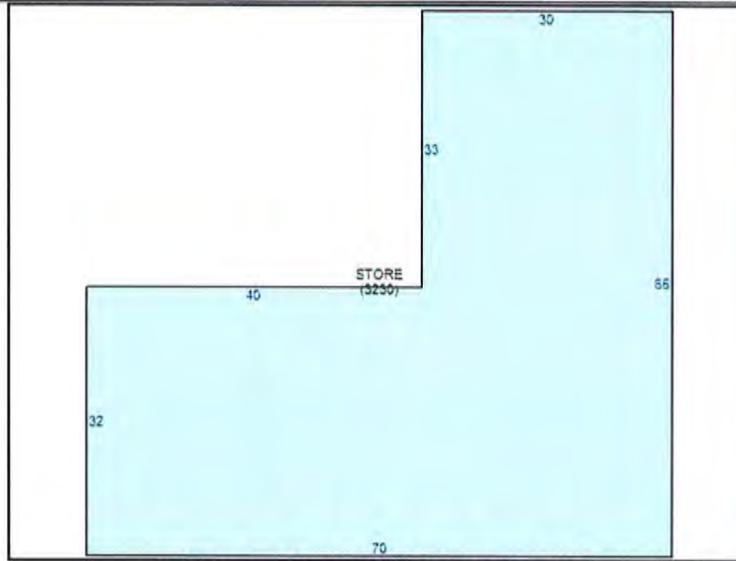


Figure 2 – Building Sketch per LCPA

### 3.3 Exterior Wall Structural Condition Assessment

The visual structural inspection first examined the exterior walls of the building for signs of structural damage or deterioration.

There is one major crack in the northeast corner of the building due to most likely being hit, see Photo 2 below. Some minor cracks exist on the south side of the building, see Photo 3 below. No other cracks or apparent structural damage were visible on the face of the concrete block wall or around the foundation. Blocks that were accessible were tapped with a hammer, and it is Ebbstone's opinion they were not filled with grout. Many of the door and window openings have been enclosed with either plywood or block. Some of the windows/doors show severe deterioration as shown in some of the photos below.



Photo 2 – Crack in the CMU



Photo 3 – Minor crack in the CMU (repaired) & rotted boarded up door



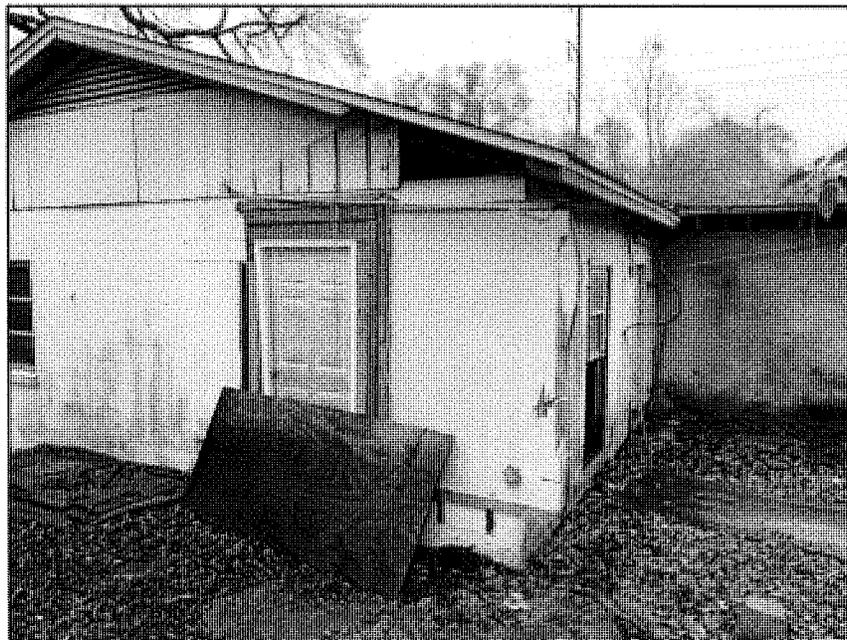
Photo 4 – Damaged enclosure



Photo 5 – Boarded up openings on the west side of building



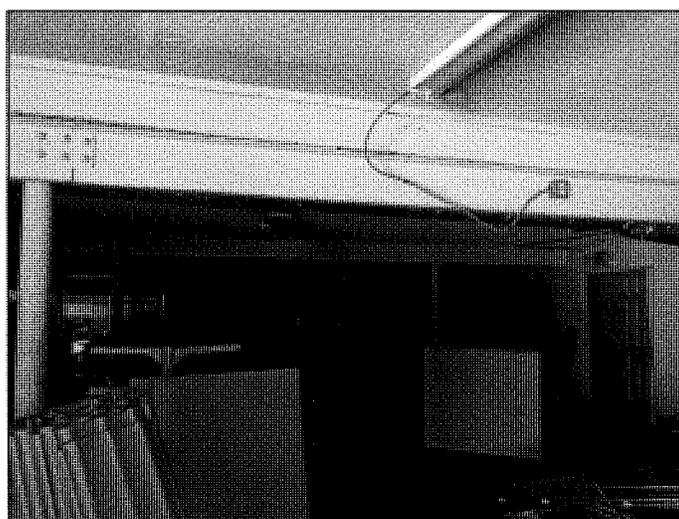
Photo 6 – Enclosed openings on the south side of building



**Photo 7 – Damaged exterior openings and walls on south side of building**

### **3.4 Interior Wall/Floor Structural Condition Assessment**

No cracks or any structural damage were found in the visible portion of the interior wall and floor of the building. Trash and debris covered significant portions of the inside floor. The concrete slab and walls that were visible showed no damage or deterioration. There are two steel beams supported by steel columns which penetrate the slab foundation. These beams in turn support the load bearing which support the roof. These steel beam/column systems show no sign of settlement or cracks. See Photo 8 below.



**Photo 8 – Steel beams founded on steel columns**

### 3.5 Roof Structural Condition Assessment

Based on the visible area of the roof structure, the roof is constructed of plywood roof decking supported by wooden trusses seated on top of CMU walls. The western portion of the roof (approximately 30' x 65') has been replaced recently (Photo 9). There is no continuous load path for the roof loading. No straps were visible to tie down the trusses to the top of the wall (Photos 15 & 16). The other portion of the building ceiling/roof system (including, but not limited to, roof decking, ceiling, and wood trusses) is failing and severely damaged due to water intrusion. These structural elements need to be temporarily supported until a permanent repair of the ceiling/roof system takes place. See Photos 9 through 14 for details.



Photo 9 – Portion of the roof that had been replaced



**Photo 10 – Damaged ceiling/roof system**



**Photo 11 – Damaged ceiling/roof system**



**Photo 12 – Collapsed ceiling/roof**



**Photo 13 – Collapsed ceiling/roof system**



Photo 14 – Showing outside damaged ceiling/roof system



Photo 15 – No visible roof tie down system



**Photo 16 – No visible roof tie down system**

Based on the visual inspection, the roof/ceiling system is severely damaged. This is an unsafe condition that requires immediate action to repair or replace.

### **3.6 Foundation Condition Assessment**

No cracks or any structural damage were found in the visible portion of the foundation. The concrete slab that was visible showed no damage or deterioration.

### **4.0 RECOMMENDATIONS**

Based on our visual inspection, Ebbstone recommends the following structural improvements:

- Secure the site to prevent access until temporary shoring or repairs are made.
- Replace the ceiling/roof system.
- Modify load bearing walls to provide continuous load path to add uplift/hurricane connectors from roof to foundation.
- Modification of the foundation to provide connectivity to the load bearing walls.

THIS PAGE INTENTIONALLY LEFT BLANK

# Community Profile

GRIFFIN HEIGHTS NA  
 Area: 0.73 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	4,655
2010 Total Population	5,267
2018 Total Population	5,478
2018 Group Quarters	507
2023 Total Population	5,642
2018-2023 Annual Rate	0.59%
2018 Total Daytime Population	3,985
Workers	924
Residents	3,061
<b>Household Summary</b>	
2000 Households	2,068
2000 Average Household Size	2.19
2010 Households	2,162
2010 Average Household Size	2.20
2018 Households	2,221
2018 Average Household Size	2.24
2023 Households	2,278
2023 Average Household Size	2.25
2018-2023 Annual Rate	0.51%
2010 Families	778
2010 Average Family Size	3.07
2018 Families	782
2018 Average Family Size	3.06
2023 Families	794
2023 Average Family Size	3.06
2018-2023 Annual Rate	0.31%
<b>Housing Unit Summary</b>	
2000 Housing Units	2,306
Owner Occupied Housing Units	20.1%
Renter Occupied Housing Units	69.5%
Vacant Housing Units	10.4%
2010 Housing Units	2,518
Owner Occupied Housing Units	18.1%
Renter Occupied Housing Units	67.8%
Vacant Housing Units	14.1%
2018 Housing Units	2,591
Owner Occupied Housing Units	14.6%
Renter Occupied Housing Units	71.2%
Vacant Housing Units	14.3%
2023 Housing Units	2,663
Owner Occupied Housing Units	15.7%
Renter Occupied Housing Units	69.8%
Vacant Housing Units	14.5%
<b>Median Household Income</b>	
2018	\$24,959
2023	\$29,470
<b>Median Home Value</b>	
2018	\$124,476
2023	\$139,062
<b>Per Capita Income</b>	
2018	\$16,949
2023	\$19,472
<b>Median Age</b>	
2010	23.5
2018	23.8
2023	23.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



GRIFFIN HEIGHTS NA  
Area: 0.73 square miles

Prepared by Esri

**2018 Households by Income**

Household Income Base	2,221
<\$15,000	33.9%
\$15,000 - \$24,999	16.2%
\$25,000 - \$34,999	11.6%
\$35,000 - \$49,999	16.3%
\$50,000 - \$74,999	12.2%
\$75,000 - \$99,999	4.8%
\$100,000 - \$149,999	2.7%
\$150,000 - \$199,999	0.9%
\$200,000+	1.4%
Average Household Income	\$37,388

**2023 Households by Income**

Household Income Base	2,278
<\$15,000	29.1%
\$15,000 - \$24,999	14.7%
\$25,000 - \$34,999	11.9%
\$35,000 - \$49,999	18.0%
\$50,000 - \$74,999	14.3%
\$75,000 - \$99,999	6.0%
\$100,000 - \$149,999	3.4%
\$150,000 - \$199,999	1.0%
\$200,000+	1.7%
Average Household Income	\$43,822

**2018 Owner Occupied Housing Units by Value**

Total	377
<\$50,000	5.3%
\$50,000 - \$99,999	26.3%
\$100,000 - \$149,999	37.9%
\$150,000 - \$199,999	11.9%
\$200,000 - \$249,999	12.7%
\$250,000 - \$299,999	1.1%
\$300,000 - \$399,999	1.1%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	2.1%
Average Home Value	\$183,466

**2023 Owner Occupied Housing Units by Value**

Total	418
<\$50,000	3.8%
\$50,000 - \$99,999	19.1%
\$100,000 - \$149,999	34.4%
\$150,000 - \$199,999	14.1%
\$200,000 - \$249,999	18.2%
\$250,000 - \$299,999	1.2%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	4.5%
\$750,000 - \$999,999	1.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	1.9%
Average Home Value	\$212,650

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



GRIFFIN HEIGHTS NA  
Area: 0.73 square miles

Prepared by Esri

2010 Population by Age	
Total	5,268
0 - 4	5.6%
5 - 9	4.6%
10 - 14	4.1%
15 - 24	45.6%
25 - 34	13.5%
35 - 44	5.8%
45 - 54	6.6%
55 - 64	5.2%
65 - 74	3.5%
75 - 84	3.6%
85 +	1.9%
18 +	83.2%
2018 Population by Age	
Total	5,478
0 - 4	5.5%
5 - 9	4.4%
10 - 14	3.9%
15 - 24	44.0%
25 - 34	14.8%
35 - 44	5.8%
45 - 54	5.7%
55 - 64	6.0%
65 - 74	4.3%
75 - 84	3.7%
85 +	2.0%
18 +	83.9%
2023 Population by Age	
Total	5,643
0 - 4	5.8%
5 - 9	4.5%
10 - 14	3.8%
15 - 24	42.3%
25 - 34	15.1%
35 - 44	6.5%
45 - 54	5.5%
55 - 64	6.0%
65 - 74	4.6%
75 - 84	4.0%
85 +	1.9%
18 +	83.5%
2010 Population by Sex	
Males	2,472
Females	2,795
2018 Population by Sex	
Males	2,567
Females	2,911
2023 Population by Sex	
Males	2,648
Females	2,994

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

# Community Profile

GRIFFIN HEIGHTS NA  
Area: 0.73 square miles

Prepared by Esri

## 2010 Population by Race/Ethnicity

Total	5,267
White Alone	27.2%
Black Alone	66.7%
American Indian Alone	0.1%
Asian Alone	1.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.3%
Two or More Races	2.8%
Hispanic Origin	5.5%
Diversity Index	53.4

## 2018 Population by Race/Ethnicity

Total	5,477
White Alone	25.1%
Black Alone	67.8%
American Indian Alone	0.2%
Asian Alone	2.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.5%
Two or More Races	3.2%
Hispanic Origin	6.2%
Diversity Index	53.8

## 2023 Population by Race/Ethnicity

Total	5,642
White Alone	23.9%
Black Alone	68.2%
American Indian Alone	0.2%
Asian Alone	2.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.6%
Two or More Races	3.6%
Hispanic Origin	6.9%
Diversity Index	54.5

## 2010 Population by Relationship and Household Type

Total	5,267
In Households	90.3%
In Family Households	47.5%
Householder	14.9%
Spouse	4.3%
Child	21.3%
Other relative	4.8%
Nonrelative	2.2%
In Nonfamily Households	42.9%
In Group Quarters	9.7%
Institutionalized Population	2.2%
Noninstitutionalized Population	7.5%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

## Community Profile

GRIFFIN HEIGHTS NA  
Area: 0.73 square miles

Prepared by Esri

<b>2018 Population 25+ by Educational Attainment</b>	
Total	2,313
Less than 9th Grade	8.0%
9th - 12th Grade, No Diploma	12.6%
High School Graduate	16.4%
GED/Alternative Credential	9.1%
Some College, No Degree	21.5%
Associate Degree	10.0%
Bachelor's Degree	15.1%
Graduate/Professional Degree	7.3%
<b>2018 Population 15+ by Marital Status</b>	
Total	4,726
Never Married	70.2%
Married	14.0%
Widowed	6.9%
Divorced	8.9%
<b>2018 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	90.0%
Civilian Unemployed (Unemployment Rate)	10.0%
<b>2018 Employed Population 16+ by Industry</b>	
Total	2,509
Agriculture/Mining	0.5%
Construction	5.5%
Manufacturing	0.9%
Wholesale Trade	1.1%
Retail Trade	12.5%
Transportation/Utilities	2.6%
Information	1.7%
Finance/Insurance/Real Estate	5.2%
Services	63.9%
Public Administration	6.2%
<b>2018 Employed Population 16+ by Occupation</b>	
Total	2,510
White Collar	54.0%
Management/Business/Financial	6.5%
Professional	17.1%
Sales	12.1%
Administrative Support	18.4%
Services	30.4%
Blue Collar	15.6%
Farming/Forestry/Fishing	0.6%
Construction/Extraction	2.5%
Installation/Maintenance/Repair	2.0%
Production	0.7%
Transportation/Material Moving	9.9%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	5,267
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

## Community Profile

GRIFFIN HEIGHTS NA  
 Area: 0.73 square miles

Prepared by Esri

### 2010 Households by Type

Total	2,161
Households with 1 Person	38.7%
Households with 2+ People	61.3%
Family Households	36.0%
Husband-wife Families	10.4%
With Related Children	3.7%
Other Family (No Spouse Present)	25.7%
Other Family with Male Householder	4.5%
With Related Children	1.4%
Other Family with Female Householder	21.2%
With Related Children	14.3%
Nonfamily Households	25.3%
All Households with Children	19.8%
Multigenerational Households	3.1%
Unmarried Partner Households	6.8%
Male-female	6.4%
Same-sex	0.4%

### 2010 Households by Size

Total	2,162
1 Person Household	38.7%
2 Person Household	30.0%
3 Person Household	16.7%
4 Person Household	8.9%
5 Person Household	3.0%
6 Person Household	1.7%
7 + Person Household	1.1%

### 2010 Households by Tenure and Mortgage Status

Total	2,162
Owner Occupied	21.0%
Owned with a Mortgage/Loan	11.8%
Owned Free and Clear	9.2%
Renter Occupied	79.0%

### 2010 Housing Units By Urban/ Rural Status

Total Housing Units	2,518
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



GRIFFIN HEIGHTS NA  
Area: 0.73 square miles

Prepared by Esri

**Top 3 Tapestry Segments**

1. College Towns (14B)
2. Dorms to Diplomas (14C)
3. Modest Income Homes

**2018 Consumer Spending**

Apparel & Services: Total \$	\$2,348,321
Average Spent	\$1,057.33
Spending Potential Index	49
Education: Total \$	\$1,975,379
Average Spent	\$889.41
Spending Potential Index	61
Entertainment/Recreation: Total \$	\$3,217,474
Average Spent	\$1,448.66
Spending Potential Index	45
Food at Home: Total \$	\$5,303,982
Average Spent	\$2,388.11
Spending Potential Index	48
Food Away from Home: Total \$	\$3,921,365
Average Spent	\$1,765.59
Spending Potential Index	50
Health Care: Total \$	\$5,216,599
Average Spent	\$2,348.76
Spending Potential Index	41
HH Furnishings & Equipment: Total \$	\$2,120,739
Average Spent	\$954.86
Spending Potential Index	46
Personal Care Products & Services: Total \$	\$831,056
Average Spent	\$374.18
Spending Potential Index	45
Shelter: Total \$	\$18,448,321
Average Spent	\$8,306.31
Spending Potential Index	49
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,265,852
Average Spent	\$1,020.19
Spending Potential Index	41
Travel: Total \$	\$1,936,618
Average Spent	\$871.96
Spending Potential Index	40
Vehicle Maintenance & Repairs: Total \$	\$1,126,399
Average Spent	\$507.16
Spending Potential Index	47

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

THIS PAGE INTENTIONALLY LEFT BLANK

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #8

July 9, 2020

**Title:** Approval of Two Proposed Policies to Govern the Allocation of Funding for the Competitive Project Fund and Future Opportunity Leveraging Fund

**Category:** General Business

**Department:** Office of Economic Vitality

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Cristina Paredes, Director, Office of Economic Vitality  
Drew Dietrich, Deputy Director, Office of Economic Vitality

---

## STATEMENT OF ISSUE

As directed by the IA Board during the March 12, 2020 Office of Economic Vitality (OEV) Strategic Plan Workshop, this agenda item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) approval of two proposed policies to govern allocation of funding for the Competitive Project Fund (CPF) and Future Opportunity Leveraging Fund (FOLF) (Attachment #1 & #2), respectively.

## FISCAL IMPACT

This item has a fiscal impact and provides the policies to govern the future expenditure of budgeted funds in the CPF and FOLF, respectively. As presented to the IA Board in the FY 2021 budget workshop item, the Competitive Project Fund is currently budgeted at \$20,000 in order to seed the fund, with additional annual contributions occurring once sales tax revenues have stabilized. Finally, unallocated funds and any funds remaining outstanding at the end of the fiscal year will roll over into the Future Opportunity Leveraging Fund and be made available per the requirement of the policy for future expenditure, as may be provided by both OEV budget policy and this new policy.

## STRATEGIC PLAN

This item directly addresses Strategy d.5 of the strategic plan, which recommends to *“Develop an economic development incentives toolkit to leverage state incentive resources and address the location, expansion or retention needs for a competitive project.”*

## RECOMMENDED ACTION

Option 1: Approve the Competitive Project Fund and Future Opportunity Leveraging Fund Policies.

## SUPPLEMENTAL INFORMATION

The development of the FY 2021 budget presents an opportunity to evaluate the status of OEV programs and policies that have matured over the five years since the OEV Strategic Plan's inception.

The CPF provides a funding source for gap-financing that enables a “but-for” recruitment of a company in a competitive project situation. Gap financing may cover land, infrastructure, improvements, and workforce development costs directly related to project needs. Any such gap financing, or expenditure of CPF funds, would be included as part of an economic development project with a corresponding impact analysis. All such expenditures are approved by the following process. A project deemed competitive would submit a proposal which would then be reviewed by staff and the Competitive Projects Cabinet (CPC), subject to the criteria set forth in the CPC Bylaws, Policies, and Procedures. Under the CPC Bylaws, competitive projects are assessed on key factors such as return on investment and contribution to the local economy. Once approved by the CPC, the funding level would be determined by the IMC or IA Board, depending on the threshold amount of funding specified in the CPC Bylaws, Policies, and Procedures, with recommendations put forth by staff and the CPC.

The FOLF provides a funding source for economic development opportunities that arise during the fiscal year either within existing OEV projects and programs in the capital budget and for any new IA Board-approved projects and programs. These projects would arise in a fashion similar to the CEDR and LEAN grant programs, in which an unforeseen need arose during the course of the fiscal year and funding was necessary to effectuate the projects.

As directed by the IA Board at its March 12 meeting (Attachment #3), these policies are presented for IA Board approval. To manage and direct the use and allocation of both the CPF and FOLF, staff developed corresponding policies for both funds. These policies will help provide guidance to both staff and the Competitive Projects Cabinet (CPC) when evaluating future opportunities. An overview of each policy and its purpose is provided below. The policies can be found in Attachments (#1 & #2).

This agenda item seeks IA Board approval of the two proposed policies to govern allocation of funding for the CPF and FOLF. This agenda item details the key components of each new policy. Finally, the proposed policies provide an effective date pending IA Board approval.

### **Competitive Project Fund (CPF) Policy**

A competitive project is defined as one in which a business is considering expansion or relocation to Tallahassee-Leon County against other potential communities. Competitive projects involve the use of incentives and intensive communication to induce the business to decide to locate locally.

As the EVLC addressed at its January 10, 2020 Strategic Planning Retreat, staff recommend that a Competitive Project Fund be created to serve community and economic development projects of merit that arise on a continual basis. The Competitive Project Fund (CPF) will enhance the incentives toolkit for OEV and be used to win competitive projects that have a significant return on investment for Tallahassee-Leon County.

The CPF enables OEV to accommodate new business recruitment and retention opportunities through gap financing for prospective competitive projects and will be sustained by a new line item within the Capital Budget. The CPF would be separate and distinct from all existing projects and programs through its ability to fund up-front payments that directly support economic development in “but-for” competitive project situations. The CPF would provide a competitive advantage, helping to recruit and retain projects that might otherwise locate to a competing jurisdiction. The CPF is intended only to serve gap financing economic development needs as contemplated by the 2015 Interlocal Agreement, Section b.4.E – *Economic Opportunity Rapid Response Fund*.

OEV recommends seeding this fund with \$20,000, with additional annual contributions occurring once sales tax revenues have stabilized. Per the recommended policy, funding shall not exceed \$2,500,000 for the fund in any given year.

The policy provides that upon the recommendation to the IA Board, Competitive Projects Cabinet (CPC) may review and approve the allocation of funds from the Competitive Project Fund to induce business expansion or relocation, resulting in capital expenditure and job creation, by providing funding to cover land, infrastructure, improvements, workforce, and research and development expenditures directly related to project needs. Attachment #1 provides the Policy language.

### **Future Opportunity and Leveraging Fund (FOLF) Policy**

The FOLF ensures that OEV is prepared to leverage and maximize job creation opportunities through the funding of future projects that utilize incentives and new economic development opportunities. This fund also allows the IA Board to provide funding for new prospects that align with the economic development strategic plan and targeted industries previously adopted by the IA Board. The need to leverage and maximize job creation for specific economic development opportunities evolves over the course of a Fiscal Year and may not be fully identified during preparation of an annual budget.

The FOLF provides a funding source for economic development opportunities that arise during the fiscal year either within existing OEV projects and programs in the Capital Budget and/or for any new IA Board-approved projects and programs. Attachment #2 provides the policy language. Existing OEV projects and programs include the following:

Business Incentives currently marketed by staff:

- Qualified Target Industry Tax Refund: state (80%) and local (20%) to incentivizes job creation
- Target Business Program: local ad valorem reimbursement incentive to support business expansion and job creation.
- Local Business Support and Workforce Development
- ARPC EDA Revolving Loan Fund for Small Businesses
- Industry Academies and B2B Outreach
- Magnetic Technologies Recruitment
- Business Development: Attraction/Expansion
- Convention Center
- Tallahassee International Airport
- LCRDA Incubator: \$2.5 million Pledge
- Business and Workforce Engagement Events
- Strategic Marketing and Communication
- Economic Vitality Sponsorships
- Strategic Plan/Target Industries/Disparity Updates

The IA Board may also create a new project or program, either during the annual budget development process or within a fiscal year as new opportunities arise by approving an allocation from the Future Leveraging Opportunity Fund. Any FOLF allocation and expenditure would align with the economic development strategic plan and targeted industries previously adopted by the IA Board.

It is anticipated that the need to leverage and maximize job creation for specific economic development opportunities will evolve over the course of any given fiscal year and over the 20 years of the sales tax funding. These opportunities may not be fully identified during preparation of an annual budget.

This fund provides the IA Board with the capacity to recommend and approve the allocation of funds from the FOLF to an existing OEV project or program or to a new project or program outside of the budgeting process. Any unexpended funds within the FOLF will roll forward into the next fiscal year. In addition, allocating those revenues remaining after the fiscal years' end allows for a fiscally sound and consistent contribution to a leveraging fund. These contributions enable the IA Board to approve an allocation from the FOLF for a new project, program, and/or business incentives in future fiscal years, without diluting funding for any other programs or operations.

Finally, the proposed policy provides an effective date for the policy pending IA Board approval.

## CONCLUSION:

Both the CPF and FOLF align with goal D 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,” and strategy d.4, to “[d]evelop an economic development incentives toolkit to leverage state incentive resources and address the location, expansion or retention needs for a competitive project.”

The CPF will focus on providing funding for competitive projects for businesses considering expansion or relocation to Tallahassee-Leon County. But for this incentive, such businesses might otherwise choose other competing communities.

The FOLF will provide funding for economic development opportunities that may not have been anticipated within the fiscal year or existing projects and programs, thereby providing OEV greater flexibility and leveraging ability to adapt to new opportunities or challenges.

The establishment of these policies reflect the refinement of community strengths and assets wherein OEV can make meaningful contributions to job creation, capital expenditure, talent attraction and retention, and overall vitality. The proposed Competitive Project Fund and Future Opportunity Leveraging Fund Policies will become effective following IA Board approval. Therefore, OEV recommends that the IA Board approve the Competitive Project Fund and Future Opportunity and Leveraging Fund Policies.

**Action by EVLC:** The EVLC recommended approval of the Competitive Project Fund and Future Opportunity Leveraging Fund policies.

## OPTIONS:

- Option 1: Approve the Competitive Project Fund and Future Opportunity and Leveraging Fund Policies.
- Option 2: Do not approve the Competitive Project Fund and Future Opportunity and Leveraging Fund Policies.
- Option 3: IA Board Direction.

## RECOMMENDED ACTION:

- Option 1: Approve the Competitive Project Fund and Future Opportunity Leveraging Fund Policies.

### Attachments:

1. Competitive Project Fund Policy
2. Future Opportunity Leveraging Fund Policy
3. Minutes from March 12, 2020 IA Board Workshop Meeting

THIS PAGE INTENTIONALLY LEFT BLANK



<b>DATE</b>	July 9, 2020
<b>NO.</b>	112
<b>ORG. AGENCY</b>	Blueprint Intergovernmental Agency

<b>TITLE</b>	<b>OFFICE OF ECONOMIC VITALITY COMPETITIVE PROJECT FUND POLICY</b>
--------------	--

112.01      REFERENCES

Section 212.055, Florida Statutes  
Section 288.075, Florida Statutes  
Section 288.106, Florida Statutes

112.02      STATEMENT OF POLICY

It shall be the policy of the Tallahassee-Leon County Office of Economic Vitality (OEV) that Policy No. 112, “Competitive Project Fund Policy” be adopted by the Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board of Directors to enable competitive economic development project funding to induce business expansion, location, or relocation in Leon County, resulting in capital expenditure and job creation, by providing gap funding to cover the following expenditures:

- Land and infrastructure improvements.
- Development of workforce pipeline and upskill training for employees.
- Research and development costs, which may include additional infrastructure, grant matching funds, licensing, and other expenses subject to approval by the Competitive Projects Cabinet and the IMC or the IA Board.
- Other incentives for the Competitive Project, as approved by the Competitive Projects Cabinet and the IMC or IA Board.

112.03      AUTHORITY

The Tallahassee-Leon County Office of Economic Vitality shall serve as the economic development agency of record for Tallahassee-Leon County, as defined in section 288.075, Florida Statutes, and shall manage all economic development incentive programs, as approved by the Leon County – City of Tallahassee Blueprint Intergovernmental Agency and the State of Florida.

112.04      SCOPE

This policy applies to the Competitive Projects Cabinet, the Office of Economic Vitality, and its respective departments, divisions, related activities, supervisors, and employees in carrying out those responsibilities they are charged with in administering the affairs of the Agency.

## COMPETITIVE PROJECT FUND POLICY

NO.	112
PAGE	2 of 3

### 112.05 DEFINITIONS

Competitive Project: A Competitive Project is an economic development project involving either an expansion, location, or relocation of a business entity to Tallahassee – Leon County, wherein the business entity has the option to locate in different states or municipalities within the state of Florida. These projects are competitive because they typically rely upon the provision of incentives to win the project among competing jurisdictions in other cities or states.

Competitive Projects Cabinet: The Competitive Projects Cabinet was established by Resolution 2018-01 of the Blueprint Intergovernmental Agency Board of Directors to review Competitive Projects and staff recommendations for financial or non-financial incentives prior to each Competitive Project being submitted to the IA Board for acceptance or approval, as appropriate.

Competitive Project Fund: The Competitive Project Fund is created within the OEV Capital Projects Budget to serve as the budget item and policy for funding competitive economic development projects that arise on a yearly basis. This Fund is intended to respond to the dynamic environment of Competitive Projects in Tallahassee – Leon County, and is not a tax reimbursement or grant fund. The Competitive Projects Cabinet will review and decide upon Competitive Project Fund Requests in accordance with the Office of Economic Vitality Competitive Projects Cabinet Bylaws, Policies, and Procedures.

Director of Planning, Land Management and Community Enhancement (PLACE): The individual responsible for managing and directing the Tallahassee – Leon County Planning Department, Blueprint Intergovernmental Agency and the Office of Economic Vitality, reporting directly to the Intergovernmental Management Committee or their Designees.

Intergovernmental Agency (IA) Board: The Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board of Directors consisting of the City of Tallahassee Commissioners and Leon County Commissioners.

Intergovernmental Management Committee (IMC): A committee consisting of the City Manager and County Administrator, as provided for in the Interlocal Agreement.

Office of Economic Vitality Director: The individual responsible for carrying out the implementation of the Blueprint 2020 Economic Development Programs and the OEV programs, reporting directly to the Director of PLACE.

## COMPETITIVE PROJECT FUND POLICY

NO.	112
PAGE	3 of 3

### 112.06 COMPETITIVE PROJECT FUND PROCEDURES

- A. The IA Board will allocate funding to the Competitive Project Fund each fiscal year. The maximum annual replenishment will range between zero (\$0) and two million five hundred thousand dollars (\$2,500,000). The Competitive Project Fund balance will not exceed two million five hundred thousand dollars (\$2,500,000).
- B. As part of its review and recommendation of a Competitive Project to the IA Board and/or the IMC, the Competitive Projects Cabinet will be responsible for recommending the expenditure of Competitive Project Funds as required under the Office of Economic Vitality Competitive Projects Cabinet Bylaws, Policies, and Procedures.
  - 1. The Competitive Projects Cabinet will recommend that the IA Board approve expenditures on recommended Competitive Projects with financial and non-financial incentives greater than \$500,000.
  - 2. The Competitive Projects Cabinet will recommend that the IMC approve expenditures on recommended Competitive Projects with financial and non-financial incentives less than \$500,000.

### 112.07 EFFECTIVE DATE

This policy will become effective July 9, 2020, pending approval of the Leon County – City of Tallahassee Blueprint Intergovernmental Agency.

THIS PAGE INTENTIONALLY LEFT BLANK



<b>DATE</b> July 9, 2020
<b>NO.</b> 111
<b>ORG. AGENCY</b> Blueprint Intergovernmental Agency

<b>TITLE</b>  <b>OFFICE OF ECONOMIC VITALITY FUTURE OPPORTUNITY LEVERAGING FUND POLICY</b>
--

111.01     REFERENCES

Section 212.055, Florida Statutes  
Section 288.075, Florida Statutes  
Section 288.106, Florida Statutes

111.02     STATEMENT OF POLICY

It shall be the policy of the Tallahassee-Leon County Office of Economic Vitality that Policy No. 111, “Future Opportunity Leveraging Fund Policy” be adopted by the Intergovernmental Agency Board of Directors to enable competitive economic development project funding.

111.03     AUTHORITY

The Tallahassee-Leon County Office of Economic Vitality shall serve as the economic development agency of record for Tallahassee-Leon County, as defined in section 288.075, Florida Statutes, and shall manage all economic development incentive programs, as approved by the Blueprint Intergovernmental Agency and the State of Florida.

111.04     OBJECTIVE

To support projects that significantly advance the ability of Tallahassee-Leon County to incubate, accelerate, and commercialize entrepreneurial ventures, attract, retain, and train the workforce, and develop and activate sites such that a demonstrable gain in employment, capital expenditure, or amenity occurs.

111.05     SCOPE

This policy applies to the Director of PLACE and the Office of Economic Vitality and its respective departments, divisions, related activities, supervisors, and employees in carrying out those responsibilities they are charged with in administering the affairs of the Agency.

111.06     DEFINITIONS

Budget Amendment: A change in the approved budget, operating or capital, which may involve an appropriation of funds.

**OFFICE OF ECONOMIC VITALITY  
FUTURE OPPORTUNITY LEVERAGING FUND POLICY**

NO.	111
PAGE	2 of 2

Director of PLACE: The individual responsible for managing and directing the Tallahassee – Leon County Planning Department, Blueprint Intergovernmental Agency and the Office of Economic Vitality, reporting directly to the Intergovernmental Management Committee or their Designees.

Intergovernmental Management Committee: A committee consisting of the City Manager and County Administrator, as provided for in the Interlocal Agreement.

Interlocal Agreement: The agreement approved by the City Commission and County Commission in September 2000, as amended, which specifies how sales tax proceeds are to be divided and utilized, creates the Blueprint Intergovernmental Agency and related joint project management structure, and lists the projects to be funded by the sales tax extension.

Leveraging: To supply, supplement, and enhance by securing additional financial resources. Office of Economic Vitality Director: The individual responsible for carrying out the implementation of the Blueprint 2020 Economic Development Programs and the OEV programs, reporting directly to the Director of PLACE.

111.07 FUTURE OPPORTUNITY LEVERAGING FUND

The Future Opportunity Leveraging Fund is created within the OEV Capital Projects Budget to serve economic development projects that arise on a yearly basis. This Fund responds to the dynamic environment of competitive projects in Tallahassee-Leon County. In this environment, , critical details evolve over a period of weeks, and explicit uses of funds are elaborated according to projects that change to accommodate a complex framework of stakeholder needs.

Projects eligible for this fund shall submit an application for consideration to OEV, which indicates how the project will accomplish the above objective. These applications will be reviewed by OEV staff as long as funds exist for the given fiscal year.

The Future Opportunity Leveraging Fund will contain one million dollars (\$1,000,000), and awards will be disbursed on a first-qualified, first-served basis each year. The amount of the award may vary depending on the individual project. At the end of the fiscal year, the fund will be replenished in accordance with the amount needed to return to a one million dollar balance. The maximum yearly replenishment will therefore range between \$0 and \$1,000,000, and the fund balance will not exceed \$1,000,000.

111.08 EFFECTIVE DATE

This policy will become effective July 9, 2020 pending approval of the Blueprint Intergovernmental Agency.

# Blueprint Intergovernmental Agency Board of Directors Strategic Plan Workshop Minutes

**Date:** May 21, 2020  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors Meeting of March 12, 2020

**MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Bryan Desloge, Chair	Commissioner Elaine Bryant, Vice-Chair
Commissioner Kristin Dozier	Commissioner Curtis Richardson
Commissioner Nick Maddox	Commissioner Jeremy Matlow
Commissioner Mary Ann Lindley	Commissioner Dianne Williams-Cox
Commissioner Jimbo Jackson	
Commissioner Rick Minor	

**MEMBERS ABSENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Bill Proctor	Mayor John Dailey

**I. AGENDA MODIFICATIONS**

- There were no agenda modifications.

**II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

3-minute limit per speaker; there will not be any discussion by the Commission

**Speakers:**

There were no speakers on non-agendaed items.

**III. WORKSHOP / PRESENTATIONS**

1. Acceptance of the Workshop Item on the Office of Economic Vitality Strategic Plan and Projects

Cristina Paredes provided a presentation to the Board on the status update of the Office of Economic (OEV) Strategic Plan and projects, which included the development of focused targeted industries and the first ever long-term economic development plan for Tallahassee-Leon County. A vibrant entrepreneurial ecosystem, private sector employment and local gross domestic product increases, unemployment rate decreases, and building the local Experience Tallahassee brand nationally and internationally.

OEV provided business development support through technical assistance, ombudsman, and marketing and engagement. The establishment of the Magnetic Technologies Taskforce and the launch of the Magnetic Capital of the World campaign supported the long-range growth of branding Tallahassee-Leon County internationally. There were currently 168 minority and women-owned small businesses within the Minority Women Small Business Enterprise (MWSBE) Program with combined expenditures by the City-County of \$11.54 million. The Consolidated MWSBE Policies would be fully implemented April 1, 2020, for all three jurisdictions.

Key focus areas for the upcoming two years would be Applied Science & Manufacturing, Technology (the Tech Sector), MWSBE, Creative Economy, and Site Selection. Each focus area would be underlined by Talent Pipeline and Marketing efforts. Furthermore, OEV recommended the consideration of two fund policies: a Future Opportunity Leveraging Fund (FOLF) policy for unforeseen projects and programs and a Competitive Project Fund (CPF) policy for enhancing competitiveness in recruitment of high profile projects. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Bryant questioned the total projected amount of revenue for the 12% allocated to economic development and the balance of that amount based on current commitments, previously approved by the IA Board. Ben Pingree stated that 2014 projections were for \$90-million that was updated in the summer of 2019 and it increased to \$125.7 million. With approximately \$59-million available in unallocated funds.

Commissioner Matlow questioned the spending limitations on FOLF and CPF policies and for clarification on the adoption of key focus areas particularly with regard to helping locally owned businesses. Ben Pingree stated that spending limits would follow those of the Blueprint Procurement Policy that identified thresholds for approval. The key focus areas would not prevent actions such as the recently considered acquisition of 1309 Alabama Street or supporting locally owned businesses.

Commissioner Matlow stated that he was hesitant to provide direction regarding funding until after the discussion and decision on the Convention Center item at the IA Board meeting later that same day.

Commissioner Williams-Cox stated for clarification that the adoption of FOLF and CPF would position OEV to support local businesses at every level. Ben Pingree concurred.

Commissioner Dozier questioned how the IA Board and OEV could hone in on what would make the biggest impact on Tallahassee-Leon County within the economic development space. She acknowledged the interrelated nature of community needs and that more existed than could be supported through the 12% allocated to OEV. The IA Board was faced with the opportunity to address immediate problems, projects, and proposals that provided incremental progress. Or to adopt a honed and strategic

approach to meeting OEV’s mission and the economic development needs of Tallahassee-Leon County.

**Commissioner Lindley moved, seconded by Commissioner Jackson, to approve Option 1 and 2 as amended.**

**Option #1: Accept the Status Report on Tallahassee-Leon County Office of Economic Vitality Strategic Plan, OEV Strategic Planning and Support Key Focus Areas. Amended to include locally owned businesses as another Key Focus Area.**

**Option #2: Direct staff to draft a Competitive Project Fund Policy and Future Opportunity and Leveraging Fund Policy and bring back an agenda item to the IA Board for further consideration.**

**The motion passed 10-0.**

2. Consideration of Modifications to the Economic Vitality Leadership Council

Cristina Paredes provided a presentation to the Board on the history, current composition, and proposed changes to the Economic Vitality (EVLC). A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Dozier requested information on the current and proposed subcommittees to OEV. Cristina Paredes confirmed that the Magnetics Technology Taskforce was the only established committee however, two others were in process: a group focused on Gov-Tech (government technology) and another on the Regional Manufacturing Association. Furthermore, OEV staff participated in and served on Boards with ecosystem partners such as CareerSource Florida and the Career Pathways Program. The also collaborated with the Chambers of Commerce on workforce and attended the Aspire conversations.

**Commissioner Dozier moved, seconded by Commissioner Desloge, to approve Option 1 and to include future draft minutes of the EVLC and CAC meetings in the IA Board agenda material, and for the Chair of the EVLC to provide a report at the IA Board meetings also.**

**Option 1: Accept the modifications to the composition of the EVLC and direct the EVLC to amend its Bylaws, Policies, and Procedures to reflect the modifications at its next scheduled meeting. Direct OEV to submit an agenda item to submit nominees for the new appointments to the IA Board for approval at the May 21, 2020 IA Board meeting.**

Noting the value provided by the non-profit sector to the local economy Commissioner Richardson requested to add a representative from the non-profit sector to the EVLC. Commissioner Dozier supported the request and suggested adding a representative from the Institute for Non-Profit Innovation and Excellence. Commissioner Desloge

acknowledged the slippery slope of adding members to the committee; after brief discussion, he withdrew his second.

**Commissioner Dozier amended the motion on the floor to include a representative from the Institute for Nonprofit Innovation and Excellence. Commissioner Richardson seconded the amended motion.**

Commissioner Williams-Cox encouraged the consideration of diversity and inclusion in the selection process in order to reflect accurately the Tallahassee-Leon County business community.

Commissioner Minor suggested an amendment to the motion to extend term limits. Commissioner Dozier spoke to the efforts of the Board of County Commissioners to ensure the opportunity for new and valuable voices to be included on committees. Noting the mood of the IA Board, Commissioner Minor withdrew his suggested amendment.

**The motion passed 10-0.**

**IV. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

3-minute limit per speaker; there will not be any discussion by the Commission

**Speakers:** None

Lennoris Barber expressed his concerns for the contingency process applied to economically distressed communities under the current Strategic Plan rather than modifying it to address economic development at all levels of society. He also encouraged a stronger MWSBE program through the enforcement of the Disparity Study.

Stanley Sims expressed his concern about the focus on attracting employees from outside of Tallahassee-Leon County and the effects of the COVID-19 on the 32304 community.

Jim Bellamy spoke of Tallahassee as a “hospitality town” and encouraged the IA Board to prepare for it as such. He also encouraged the support for local business through the purchasing and utilizing their goods and services.

**COMMISSIONER COMMENTS ON NON-AGENDAED ITEMS**

Commissioner Dozier stated that her hope for the Strategic Plan Workshop was to dig into IA Board goals and how to hone in on that. It seemed that the will of the IA Board was to respond to projects as they came forward. That position would underline future decisions and, with two significant proposals anticipated at the IA Board Meeting later that day, could potentially encumber a majority of the 12% economic development funds in the first year of the sales tax for the next 20 years. Should the IA Board decide to move forward on both or either of the proposals, she encouraged a deep dive in both projects, as well as programs and staffing, at the

Budget Workshop May 21, 2020 because the ability to be responsive to future projects would be dramatically reduced.

Commissioner Williams-Cox stated that the original projects did not include all segments of Tallahassee-Leon County. However, the opportunity to course correct and include others through new projects that would support the community through talent retention, for example, that would help residents see themselves in the bottom line as all three governments worked to make all parts of Tallahassee-Leon County desirable to live, work, and play. The answer to resolving poverty was in the local communities. The City, County, and IA Board had to be willing to make and implement bold decisions.

Commissioner Maddox concurred with Commissioner Dozier’s comments regarding budgets, staffing, and previous obligations and supported the analysis and discussion at the Budget Workshop in May.

To Commissioner Dozier’s point, Commissioner Matlow stated that the Budget Workshop was an opportunity for the IA Board to classify economically distressed communities and revolving loan funds for small businesses as valuable to Tallahassee-Leon County, define their place in the program, and provide funding to them.

Commissioner Bryant also concurred with Commissioner Dozier’s comments stating that Strategic Planning is a dialogue, not a presentation. It was also a review of goals and who was accountable for accomplishing them. The mission and vision for OEV was inclusive of the whole of Tallahassee and economic development activities had to be for the entire community. The IA Board needed to be deliberate in moving from goals, through actions to increase the economic base. She encouraged strategic conversations regarding how that would be leveraged throughout communities to eliminate the separation of what seemed to be two Tallahassee’s.

Commissioner Richardson also supported Commissioner Dozier’s comments and expressed his concern with the tremendous financial commitments the IA Board was poised to make at the next meeting. He spoke of his service over two years to the Sales Tax Committee and Imagine Tallahassee and the efforts by both to be inclusive of residents and comprehensive on issues for the Tallahassee-Leon County community. He did not imagine during that process that the IA Board would allocate 60% of the economic development dollars on two projects in hopes that the benefit extended to the whole community. In his mind, the funds would support targeted industries, locally owned businesses and entrepreneurial efforts, and to address economic segregation and improve opportunities for Tallahassee-Leon County. The IA Board needed implement a strategy to address all parts of the community.

**V. ADJOURN**

**The meeting adjourned at 2:48 p.m.**

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for*

**Thursday, March 12, 2020, at 3:00 p.m.**

# Blueprint Intergovernmental Agency Board of Directors Agenda Item #9

July 9, 2020

**Title:** Acceptance of the Status Report on Local Stormwater Facilities

**Category:** Consent

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Autumn Calder, Director, Blueprint  
Susan Tanski, Senior Project Manager, Blueprint

---

## STATEMENT OF ISSUE:

At the December 12<sup>th</sup>, 2019 IA Board meeting, Blueprint staff was directed to prepare a report that provides information on the potential health hazards of stormwater facilities. This agenda item presents comprehensive information on stormwater facilities operated and maintained by the City of Tallahassee and Leon County, including those constructed by Blueprint, and requests acceptance of the Status Report on Local Stormwater Facilities (Attachment 1). In coordination with Blueprint and Leon County, the City of Tallahassee Division of Stormwater Management prepared the requested report on stormwater facilities, as presented in a PowerPoint format. The report also provides information on the function of these systems in accordance with state regulations, and provides a comparison of water quality standards for recreational waterbodies vs. stormwater facilities and provides a review of existing and emerging innovative treatment systems.

## FISCAL IMPACT

This item has no fiscal impact.

## RECOMMENDED ACTION:

Option 1: Accept the Status Report on Local Stormwater Facilities.

## **SUPPLEMENTAL INFORMATION:**

To prepare this agenda item, Blueprint staff coordinated with stormwater program managers, technical experts, and related staff from the City of Tallahassee and Leon County. On December 19<sup>th</sup>, Blueprint staff met with City and County stormwater technical experts to develop an approach for assembling the requested information and analysis. A follow-up meeting was held on February 14, 2020 to refine the draft report. In coordination with Blueprint and Leon County, the City of Tallahassee Division of Stormwater Management prepared the requested report on stormwater facilities, as presented in a PowerPoint format as Attachment 1.

### **REPORT ON THE STATUS OF LOCAL STORMWATER FACILITIES**

There are 729 stormwater management facilities operated and maintained by local government in Leon County. The City of Tallahassee operates and maintains 428 and Leon County Government 301 facilities. The status report provides information on the function of these facilities in accordance with state regulations, the potential health hazards of stormwater facilities, water quality standards for recreational waterbodies vs. stormwater, and a review of existing and emerging innovative treatment systems. The report explains that water quality criteria does not apply to stormwater facilities pursuant to Rule 62-302.530, Florida Administrative Code.

#### **Function of Stormwater Facilities and Potential Hazards and Health Risks**

Stormwater facilities are inherently different than recreational waters. Stormwater facilities are designed to capture and treat runoff from the community prior to entering our recreational water resources. As such, stormwater facilities collect pollutants (such as oils, greases, pesticides, herbicides and fertilizers) from the community, and stormwater facilities often exhibit poor water quality conditions due to these captured pollutants. Health and safety hazards may exist both in and around stormwater facilities and some care must be taken by the general public when visiting these visual amenities. Generally speaking, wildlife, including venomous snakes, spiders, alligators and at times aggressive waterfowl are of greatest concern. At other times, concerns related to water quality and algal blooms may be of concern depending on the status of the water quality at that time; however, the associated health risk is limited to external contact with skin and ingestion.

Surface Water Quality Criteria (Rule 62-302.530, F.A.C.) does not apply to stormwater facilities because one of the primary functions is to collect pollutants as noted above. All stormwater facilities built by Blueprint are stormwater management facilities first; therefore, water quality criteria does not apply per Florida Administrative Code. The operation and maintenance of municipal stormwater facilities is regulated through the City and County's respective National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permits.

The community has raised concerns regarding water quality within stormwater facilities. The focus of the concern(s) appears to be primarily related to algae and cyanobacteria at stormwater facilities near trails and parks, with the greatest concern being people and pets coming into contact with or ingesting water in the facilities that, at times, may contain algae, including cyanobacteria. No water quality criterion exists for cyanobacteria in either stormwater facilities or recreational, Class III waters. Furthermore, surface water criteria does not apply to stormwater. However, the Florida Department of

Environmental Protection (DEP) and the Department of Health (DOH) provide helpful information related to Bluegreen Algae (BGA) on their websites:

<https://floridadep.gov/AlgalBloom>

<http://www.floridahealth.gov/environmental-health/aquatic-toxins/harmful-algae-blooms/index.html>

Attachment 2 includes the frequently asked questions from DOH.

Currently, wind meters (or anemometers) are used in some stormwater facilities to turn off decorative fountains when the wind speed reaches a level that causes the water spray to reach land areas around the facility. An example in our community where this engineering control is currently used is at Lake Ella. The wind meter is used here because Lake Ella is a stormwater facility. Other locations where a wind meter may be used is Tallahassee Junction where the use of such a device is currently being investigated by the City of Tallahassee.

### **Efforts of Local Government**

The City of Tallahassee, Leon County, and the Blueprint Intergovernmental Agency have focused on improving the quality of our surface water resources through capital improvement projects, innovative technologies, development regulations and public education.

#### *Capital Improvement Projects*

Much of our community was developed prior to the Clean Water Act (1972) and modern stormwater standards. Therefore, the efforts of local government often focus on retrofit treatment so stormwater attenuation and treatment can occur. Significant investment in stormwater infrastructure and water quality, particularly in the Lake Munson drainage basin, has and continues to occur. The tremendous stormwater treatment and attenuation efforts are highlighted by Capital Cascades Trail, the Lake Henrietta Stormwater Facility, Carter-Howell Strong Pond and the Lake Elberta Stormwater Facility, Pedrick Pond, and Lake Henrietta.

#### *Innovative Technologies*

Innovative technologies have been included in the local stormwater treatment infrastructure. Examples include rain barrels, rain gardens, bioswales, chemical treatments, floating islands, and a solar bees. The City, County and Blueprint will continue to explore new technology to reduce pollutants. Technology has to be vetted before implementing appropriate strategies to reduce pollutants being discharged into water resources. Such efforts are currently being furthered by Blueprint on Capital Cascades Trail Segment 3 Pond 3D-B, which is along FAMU Way between the Gamble Street roundabout and the Central Drainage Ditch. At this pond, a biosorption activated media (BAM) filter is designed to further enhance the nutrient removal capability of the pond.

#### *Current Regulations/Standards and Proposed Legislation*

Local stormwater design standards for new development exceed the criteria set forth by the State of Florida through the Environmental Resource Permitting (ERP) Program. Stormwater regulations for new development are necessary to ensure that impacts to water quality are offset. The State of Florida implements such standards through the

environmental resource permitting (ERP) program. However, in Leon County, the County-Wide minimum stormwater standards take precedent over and exceed the ERP standards. Further, additional and more stringent volume-based stormwater attenuation standards exist for closed basins, the Bradfordville Study Area, and the Lake Jackson drainage basin. These regulations are administered through the permitting process by the respective City Growth Management Department or the Leon County Department of Development Support and Environmental Management.

Regulations and standards are different for natural lakes and waterbodies than they are for stormwater facilities. Surface Water Quality Criteria (Rule 62-302.530, F.A.C.) does not apply to stormwater facilities. The facilities along the Cascade Trail are all stormwater management facilities and are regulated as such through respective NPDES MS4 permits. The MS4 (Municipal Separate Storm Sewer System) is yet another level of review that the City and County are held to as they must obtain these permits from DEP/EPA. One of the many requirements of this permit is that the City and the County achieve a reduction in discharge of pollutants to the maximum extent practical.

Both the City and the County provide water quality monitoring programs. Substantial information on our waterbodies is available to the public on both on the County's water resource website and the City website:

<https://cms.leoncountyfl.gov/waterresource/Take-a-Deep-Dive-Water-Quality-Reports-and-More/Water-Quality-Reports>

<https://talgov.com/you/stormwater-lake-monitoring.aspx>

Senate Bill 712, passed by the Florida Legislature in March, was signed into law by Governor Desantis on June 30, 2020. Named the "Clean Waterways Act", SB 712 requires DEP and the Water Management Districts update stormwater design criteria using the latest scientific information. The rulemaking effort is likely to begin soon and Low Impact Development (LID) BMPs are likely to be considered during rulemaking. The City, County, and Blueprint will be following these efforts closely as we strive to continue improving water quality.

### *Public Education*

The City and County both implement public education programs to provide information to the community regarding water quality and how the community can help. These two programs, Think About Personal Pollution (TAPP) and Your Source on Our Most Vital Resource focus on local water quality and pollution prevention. Furthermore, Blueprint used Cascade Park as an educational platform to inform park users of hydrologic cycle and also to get the message out about safety around stormwater facilities. The safety signs advise the public that the water they see is for stormwater treatment and directs people and pets to stay out of it.

## **BLUEPRINT VISION FOR STORMWATER FACILITIES**

While the primary purpose of stormwater facilities is to reduce or mitigate flooding and to provide water quality treatment, the Blueprint program is based on a concept of holistic infrastructure planning. This concept is based in the idea of individual infrastructure projects being planned for the inclusion of other possible benefits to the community, and that each project has a multiuse purpose. For example, Cascades Park began as a stormwater project but includes multiple purposes such as active and passive recreation

and history and culture. Blueprint Intergovernmental Agency founding documents, the “Leon County-City of Tallahassee Blueprint Intergovernmental Agency Interlocal Agreement”, the Blueprint 2000 and Beyond “Bluebook”, and the 1999 Economic and Environmental Consensus Committee’s (EECC) “Blueprint 2000 and Beyond Report” set the vision for the design and construction of stormwater facilities built with Blueprint funds. The EECC Report describes this vision: They should be park-like stormwater projects that, if possible, retrofit urban areas built prior to the adoption of stormwater regulations. These facilities should be designed to serve future development as well as pre-code development, provide flood control if needed and, where possible, and connect greenways to create recreational corridors. All stormwater treatment systems should be attractively designed and integrated into recreational greenways. Stormwater treatment facilities should be multi-use, park-like, neighborhood amenities instead of, rectangular pits that are surrounded by chain-link fencing and fed by steep sided ditches.

Since 2000, Blueprint has constructed 24 stormwater facilities. Examples of park-like stormwater facilities that have been built by Blueprint include Martha Wellman Pond, Broadmoor Pond, Cascades Park, Lake Anita, and Coal Chute Pond. However, not all stormwater facilities constructed by Blueprint have been appropriate for incorporating park amenities. For example, stormwater facilities constructed with the Capital Circle Southeast project are set back from the road, behind landscaping and do not present opportunities to connect people to existing trails.

Projects with park amenities around a stormwater feature that are currently in design are Debbie Lightsey Nature Park, Cascade Trail Segment 3D, Orange Avenue-Meridian Placemaking, and Market District Placemaking. There are many more that will be designed in the next five years, for example the Lake Lafayette and St. Marks Regional Linear Park and Cascade Trail Segment 4. Both in and beyond our community, more often than not stormwater ponds are being planned to become community amenities where people gather with friends and family to picnic, enjoy wildlife, exercise and enjoy views of water.

### **Construction, Operation and Maintenance**

Blueprint is responsible for designing and constructing the facilities. Blueprint staff works closely with stormwater experts to design facilities that can efficiently and effectively be operated and maintained by the entity that is taking final maintenance responsible of the facility. Once the stormwater facilities are built, the land and the operations of the facility are turned over to the jurisdiction responsible for it. This could be the City of Tallahassee, Leon County or the Florida Department of Transportation, depending on the location. Since 2000, Blueprint has constructed 5 facilities that went to Leon County for maintenance and operation, 4 to the City of Tallahassee, and 15 to FDOT. Note, typically along state roads, FDOT and Leon County or the City of Tallahassee have maintenance agreements whereby FDOT pays the local entity to maintain the facility on behalf of FDOT.

---

## SUMMARY AND NEXT STEPS

This Status Report on Local Stormwater Facilities provides a concise review of the purpose and function of stormwater treatment facilities, potential health hazards of stormwater facilities, overall water quality standards for recreational vs. stormwater water bodies, and a review of existing and emerging innovative treatment systems. This comprehensive report provides information that can be applied to stormwater facilities managed and/or constructed by the City of Tallahassee, Leon County, or Blueprint. Most Blueprint infrastructure projects require the construction of stormwater facilities to either treat currently untreated stormwater, reduce flooding, or capture and treat runoff from new roads or other impervious surfaces such as parking lots or wide multiuse trails. Consistent with the holistic vision for Blueprint projects, where appropriate, Blueprint stormwater facilities will be multi-use, park-like, neighborhood amenities. Acknowledging that park amenities around stormwater facilities invite people and their pets to get closer to the stormwater, Blueprint will continue to inform the public of the risks associated with coming in contact with stormwater through appropriate signage, install engineering controls such as wind meters to shut down fountains on windy days, and continue to explore innovate technologies to reduce pollutants before entering our water bodies.

**Action by the TCC and CAC:** This item was presented to the TCC at their June 22, 2020 meeting, and to the CAC at their June 25, 2020 meeting and both recommended acceptance of the status report.

## OPTIONS:

Option 1: Accept the Status Report on Local Stormwater Facilities.

Option 2: IA Board Direction.

## RECOMMENDED ACTION:

Option 1: Accept the Status Report on Local Stormwater Facilities.

### Attachments:

1. Report on Local Stormwater Facilities
2. Freshwater-Algal-Bloom-FAQS\_2019.Pdf

# State of Local Stormwater

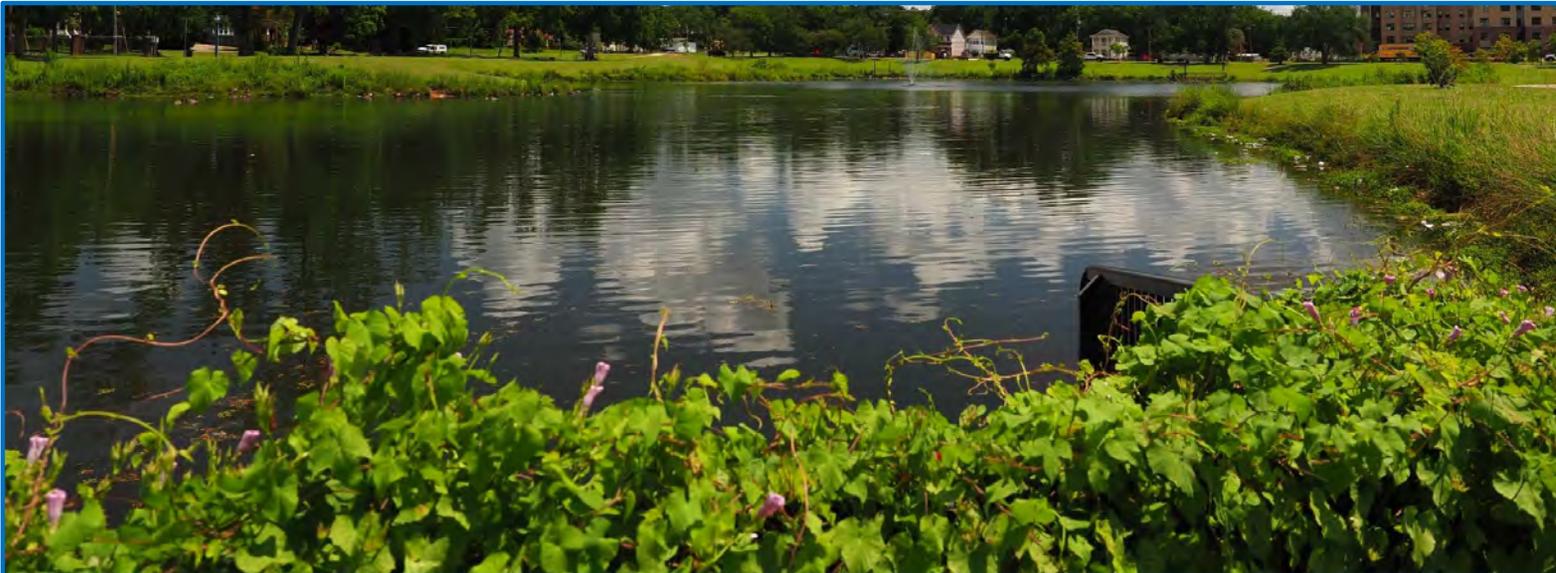
City of Tallahassee – Leon County – Blueprint  
Mark Heidecker, Theresa Heiker & Johnny Richardson, & Susan Tanski

July 9, 2020



# Objective

- Address concerns brought forth at the December 12<sup>th</sup> IA board meeting
  - Potential Health Hazards of Stormwater Facilities
  - Water Quality Standards – Recreational vs. Stormwater
  - Technology



## Stormwater Facilities – Purpose

- Primary Purpose
  - Reduce Flooding
  - Treat Stormwater Runoff
- Secondary Benefits
  - Gathering Locations
  - Visual Amenities
  - Benefits to Wildlife



## Stormwater Facilities – Type

- Types of Stormwater Facilities
  - Rate Attenuation Ponds
  - Filter Ponds
  - Retention Ponds
  - Wet Detention Ponds
  - Chemical Treatment Ponds

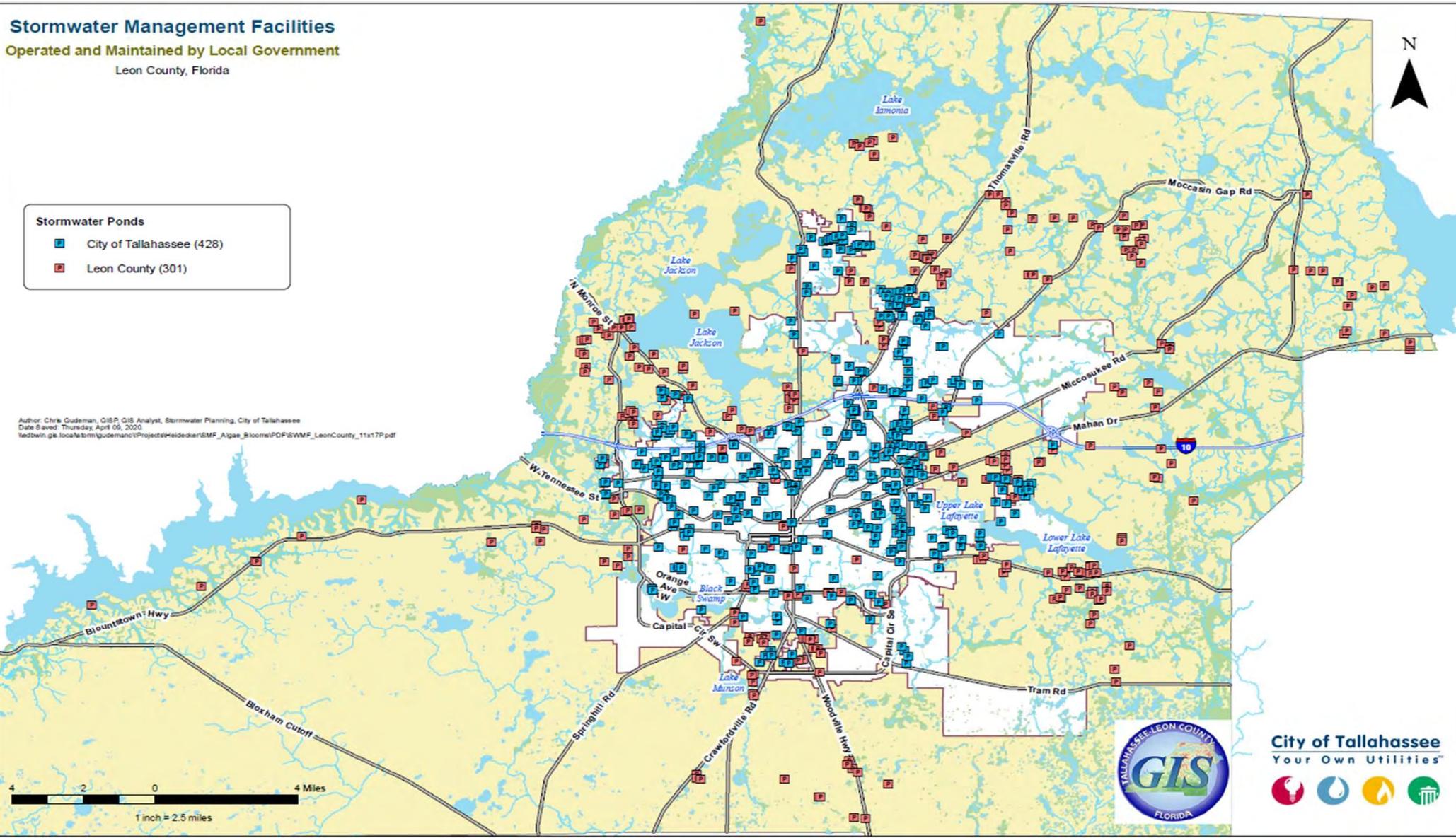


# Stormwater Management Facilities Operated and Maintained by Local Government Leon County, Florida

**Stormwater Ponds**

-  City of Tallahassee (428)
-  Leon County (301)

Author: Chris Gudeman, GIS/ GIS Analyst, Stormwater Planning, City of Tallahassee  
Date Saved: Thursday, April 09, 2020  
Yedbwln.gis.local/birm/gudeman/Projects/Heidecker/SMF\_Algae\_Blooms/POF/SWMF\_LeonCounty\_11x17P.pdf



# Regulations & Standards

## Recreational Waters vs. Stormwater Facilities

- Recreational - Class III Waters
  - Fish Consumption, Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife
  - Local Freshwater Lakes and Streams
  - Water Quality Criteria – 62-302.530, F.A.C.
  - No cyanobacteria criteria exists
- Stormwater Facilities
  - Water Quality Criteria (62-302.530) **does not** apply to stormwater facilities
  - Operated and Maintained per the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit
    - City of Tallahassee
    - Leon County
    - Florida Department of Transportation
    - Universities (FAMU & FSU)

# Regulations & Standards

## Local Stormwater Design Standards for New Development

- County-Wide minimum standards exceed the criteria set forth by the State of Florida through the Environmental Resource Permitting (ERP) Program
- Additional, more stringent stormwater standards, exist for:
  - Bradfordville Study Area
  - Closed basins
  - Lake Jackson Drainage Basin

## Stormwater Management – Is It Working?

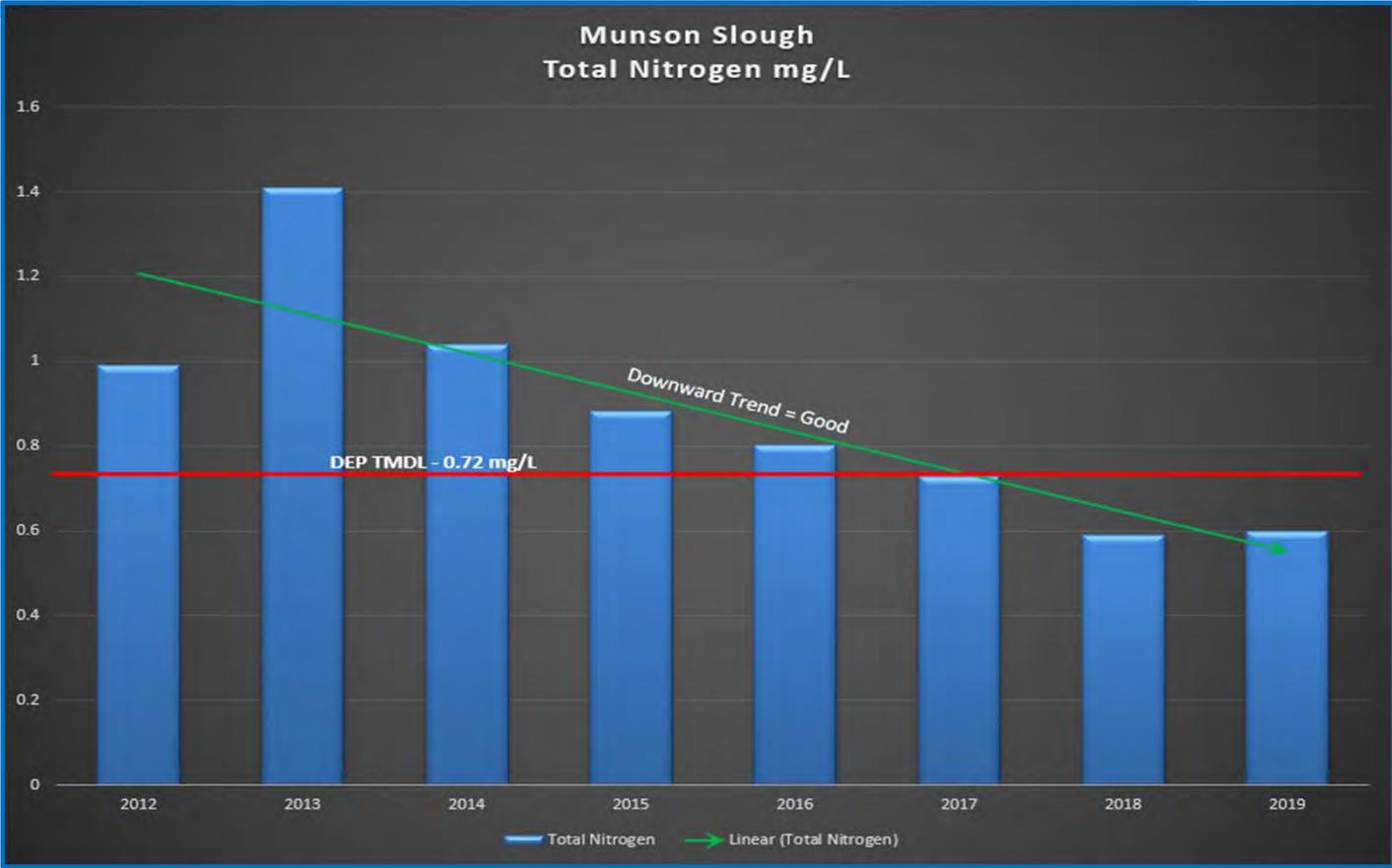
- What are we trying to protect or enhance through the management of stormwater?
- How do we measure this?
- Are we improving the quality of water discharged from our treatment system?

# Stormwater Management – Is It Working?



Data Source –  
Florida Department of  
Environmental Protection  
IWR Run 58

# Stormwater Management – Is It Working?



Data Source –  
Florida Department of  
Environmental Protection  
IWR Run 58

# Stormwater Facilities – Challenges

## Typical Challenges of Stormwater Management Facilities

- Algae
- Trash
- Nuisance Vegetation
- Wildlife



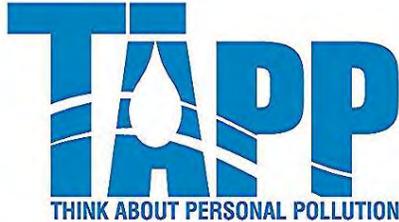
## Stormwater Facilities – Challenges

### Cyanobacteria (Blue-Green Algae - BGA) Facts:

- Information provided by DEP - [https://floridadep.gov/sites/default/files/freshwater-algal-bloom-faqs\\_2019.pdf](https://floridadep.gov/sites/default/files/freshwater-algal-bloom-faqs_2019.pdf)
- Response to increased nutrients, warm temperature and reduced water flow
- BGA blooms are not predicable in occurrence nor duration
- BGA have the ability to produce toxins; however little is known in regard to trigger conditions
- Not all BGA blooms have harmful effects
- Florida Department of Health (DOH) takes the lead in determining if a harmful algal bloom presents a risk to human health
- DOH issues health advisories for **recreational waters** where there is a risk of the public coming into contact with an existing algal bloom it deems appropriate
- The public can report algal blooms as follows:
  - <https://floridadep.gov/algalbloom>
  - Toll-free 1-855-305-3903

# Stormwater Facilities – Solutions

Mitigate Public Health Concerns Associated with **ALGAE**



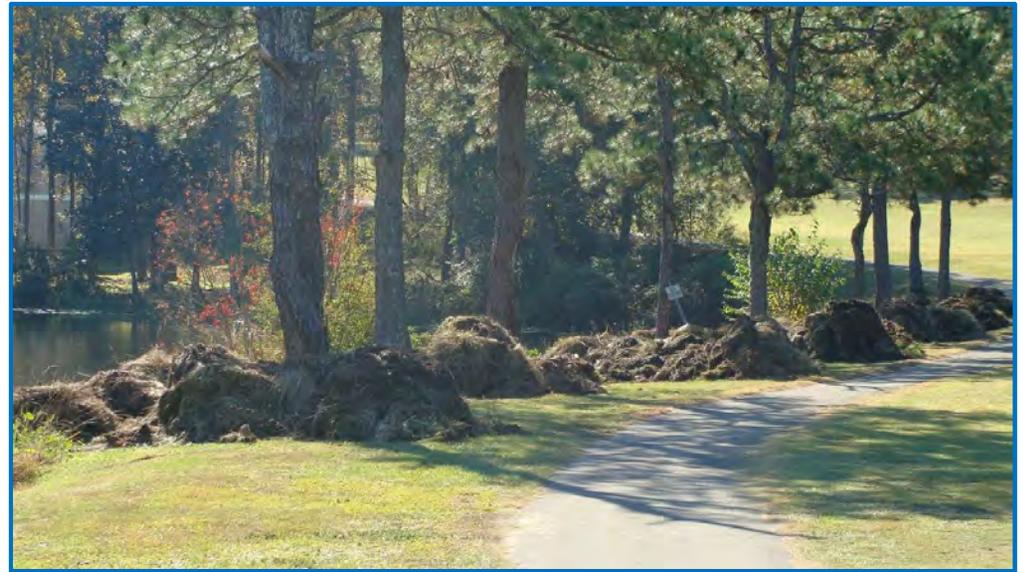
# Stormwater Facilities – Solutions

## Management of TRASH Influx



# Stormwater Facilities – Solutions

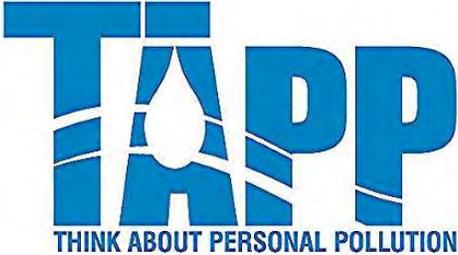
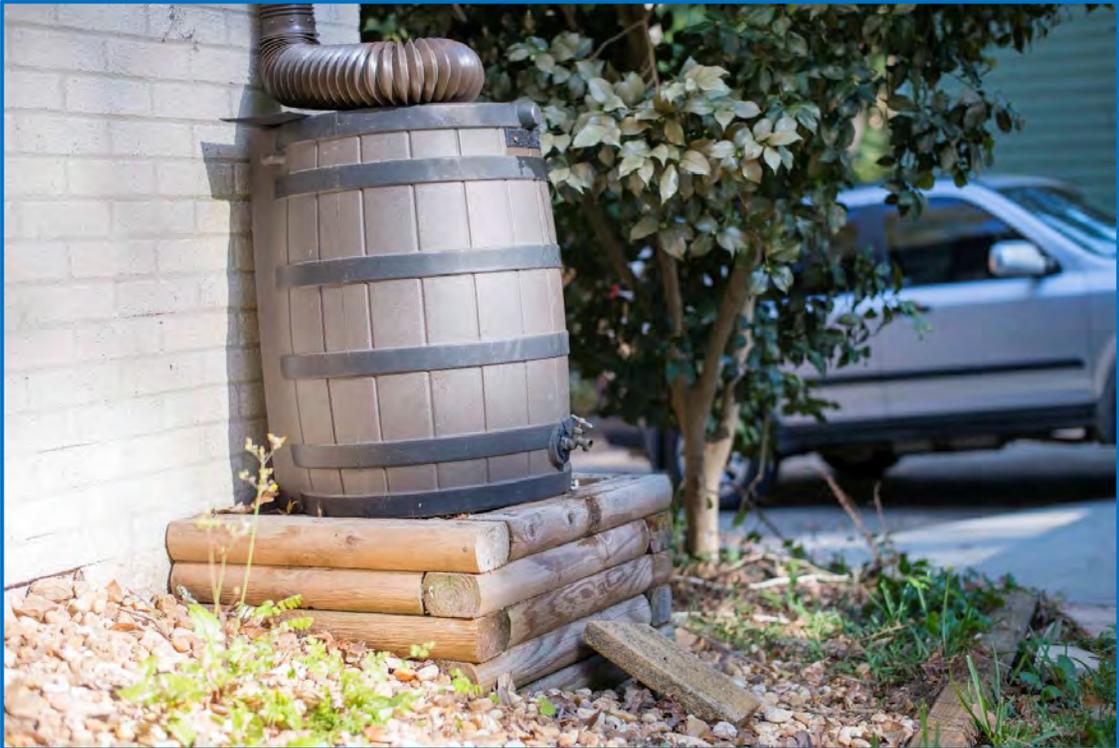
## Removal of **NUISANCE VEGETATION**



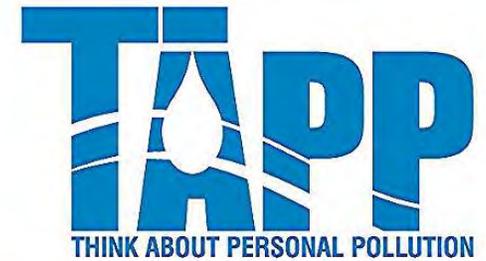
## Stormwater – Innovative Technology

- What is Innovative Technology for Stormwater?
  - Doing something outside of traditional BMPs to Attenuate and/or Treat Stormwater Runoff
    - Low Impact Development (LID) or Green Infrastructure (GI)
    - Chemical Treatment Facilities
    - Biosorption Activated Media (BAM)
    - Floating Islands
    - Solar Bee
    - Algae Harvesting (Lake Munson)
    - Advanced Trash Traps

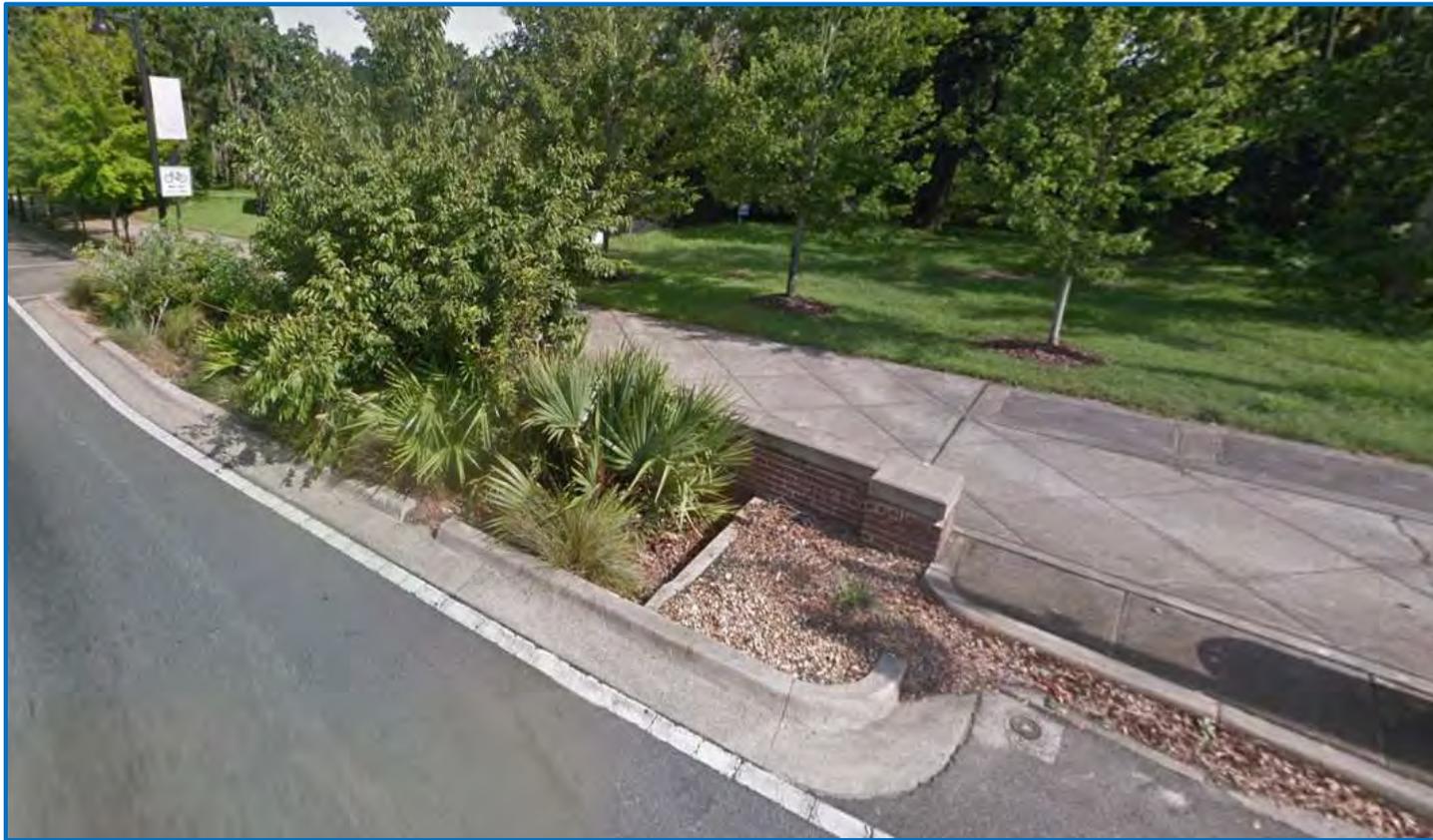
# Stormwater – Innovative Technology (Examples)



## Stormwater – Innovative Technology (Examples)



## Stormwater – Innovative Technology (Examples)



# Stormwater – Innovative Technology (Examples)



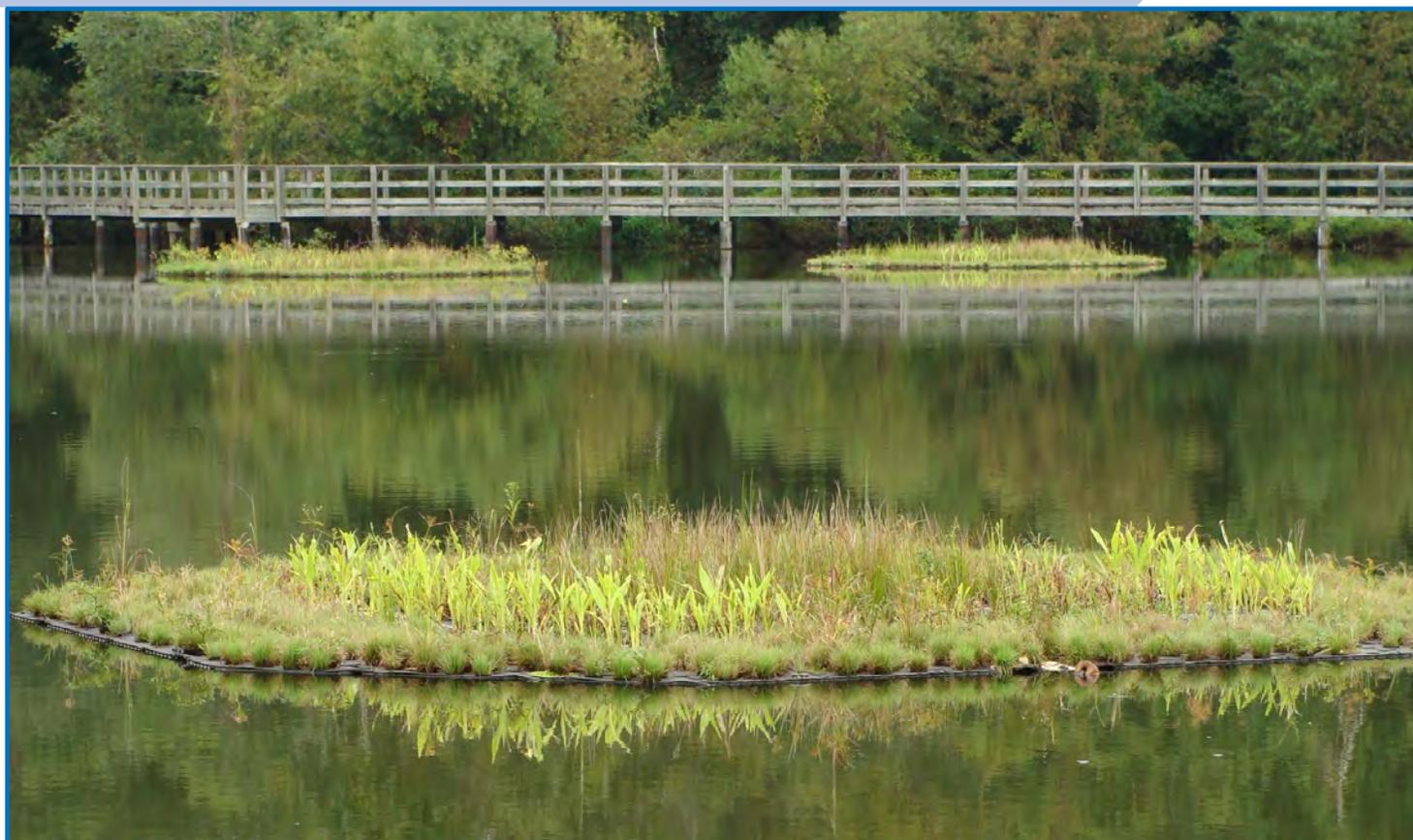
# No Mow Zones

# Stormwater – Innovative Technology (Examples)



**Advanced  
Treatment**

## Stormwater – Innovative Technology (Examples)



## Floating Islands

## Stormwater – Innovative Technology (Examples)

# Solar Bee



## Stormwater – Innovative Technology (Examples)



### Algae Harvesting

AECOM

## Stormwater – Legislation

- Senate Bill 712
  - Comprehensive Water Quality Legislation “Clean Waterways Act”
  - Passed by the Florida Legislature
  - Signed into Law by Governor DeSantis on June 30<sup>th</sup>, 2020
  - Requires the Department of Environmental Protection (DEP) and the Water Management Districts (WMDs) to Update Stormwater Design and Operation Regulations Using Latest Scientific Information
    - Rulemaking Efforts Must Begin by January 1, 2021
    - Low Impact Design (LID) Best Management Practices (BMPs) Must be Considered During Rulemaking

## Summary

- The primary purpose of stormwater management facilities is to provide flood protection and water quality treatment. Secondly, many of these facilities have become integrated into our community park assets.
- Stormwater facilities are designed to receive stormwater runoff, which contains higher levels of pollutants.
- Water quality criteria do not apply to stormwater facilities. No cyanobacteria criteria exists for any surface water.
- Water quality data indicate improvements to the quality of water within Munson Slough. Such improvement can be attributed to the investment in stormwater within the Lake Munson Drainage Basin.
- The City and County have and continue to invest in innovative technology.

# Questions?



THIS PAGE INTENTIONALLY LEFT BLANK



## Frequently Asked Questions: *Cyanobacteria/Blue-Green Algae*

### **What are cyanobacteria/blue-green algae?**

Blue-green algae are a group of organisms that can live in freshwater, salt-water or in mixed "brackish" water. Most of us know them as "pond scum." They also have been found to share some characteristics with bacteria, which has led to them being referred to as "cyanobacteria."

### **What is a cyanobacterial bloom and how do they form?**

Cyanobacterial blooms occur when the algae that are normally present grow in numbers more than normal. Within a few days, a bloom can cause clear water to become cloudy. Winds tend to push some floating blooms to the shore where they are very noticeable. Cyanobacterial blooms can form in warm, slow-moving waters that are rich in nutrients. Blooms can occur at any time, but most often occur in late summer or early fall. They can occur in marine, estuarine and fresh waters, but blooms of greatest concern are those that occur in fresh water, such as drinking water reservoirs or recreational waters.

### **What do cyanobacterial blooms look like?**

Some cyanobacterial blooms can look like foam, scum, or mats on the surface of fresh water lakes and ponds. The blooms can be blue, bright green, brown, or red and may look like paint floating on the water. Some blooms may not affect the appearance of the water. As algae in a cyanobacterial bloom die, the water may smell bad.

### **What are some tips for avoiding cyanobacteria/blue-green algae?**

It is important that adults, children and pets avoid swimming in or drinking water containing blue-green algae. It is best not to come in to contact with water in areas where you see foam, scum, or mats of algae on the water.

### **What should I do if I come in contact with cyanobacteria/blue-green algae?**

Blue-green algae toxins can affect the liver, nervous system and skin. Abdominal cramps, nausea, diarrhea, and vomiting may occur if untreated water is swallowed. Some people who are sensitive to the algae may develop a rash or respiratory irritation.

If you come into contact with an algae bloom, wash with soap and water right away. If you experience an illness, please contact your healthcare provider immediately.

### **What agency should I contact to report fish kills or illness associated with blue-green algae?**

- Fish Kill Hotline (Florida Fish & Wildlife Conservation Commission) 1-800-636-0511
- Human Illness (Florida Poison Control Center) 1-800-222-1222

### **Can I eat fish harvested from areas near or in algae blooms?**

No. Do not eat fish that are harvested from areas near or in blooms.

### **Is it ok to use algae water for showering or irrigation?**

Untreated water from the bloom area should not be used for irrigation when people could come into contact with the spray. Do not use untreated water from the area with the bloom for showering or bathing.

### **Does blue-green algae cause ALS or Alzheimer's?**

Beta-N-Methylamino-L-alanine (BMAA) is non-protein amino acid. Some researchers have reported that BMAA can be produced by most cyanobacteria (blue-green algae). However, some concerns have been raised regarding the specificity of the earlier analytical methods and whether BMAA was the only substance quantified.

Little evidence to show how the type of brain changes seen in people with ALS could be induced by BMAA. No animal model has demonstrated that BMAA exposure results in ALS-like neuropathy. Also,

no large scale epidemiological studies have been performed that can definitively link BMAA levels as the cause of ALS.

Proximity and spatial association to a water body with cyanobacteria does not prove causality. The BMAA hypothesis is still a hypothesis. No proven connection has been found between cyanobacteria and ALS.

BMAA is one of the many possible environmental triggers to neurological disease that is being investigated by researchers in Florida and elsewhere. There are millions of potential environmental exposures. BMAA is just one of those potential triggers.

There has been little evidence of BMAA being linked to neurodegenerative disease in the general public. BMAA has been reported to be associated with the neurological disease, amyotrophic lateral sclerosis-Parkinson dementia complex (ALS-PDC), in a local population in Guam. This relationship was first noted over 40 years ago. The source of exposure for this population was cycad plant seeds, used for making flour, and fruit bats that feed on cycad fruit; the amount of BMAA exposure was very high. This is an unusual and very limited population.

In laboratory tests on cells and in animals, BMAA has been shown to be a potent neurotoxin, especially when given through injection or other non-food exposures. There is a lack of toxicological information based on standard tests using the oral route of exposure upon which to base a health-based value for use in a risk assessment.

There are the studies of Canadian and U.S. ALS patients that had higher BMAA concentrations in their brain tissue than Huntington disease patients or non-neurologically affected patient. However, this finding may be coincidental. Various chemicals exist in our bodies as part of living in an industrialized society but are at levels that do not necessarily affect our overall health.

Recent research has identified levels of BMAA, on par with levels observed in Guam fruit bats, in shrimp, crabs, bottom fish, and shark fins from South Florida marine ecosystems; however there are no known cases of human neurological diseases related to ingesting animals from these waters.

**Blueprint Intergovernmental Agency  
Board of Directors  
Agenda Item #10  
July 9, 2020**

**Title:** Consideration of a Funding Request in the Amount of \$10 Million to Fund Repairs at the Florida A&M University's Bragg Memorial Stadium

**Category:** General Business

**Intergovernmental Management Committee:** Vincent S. Long, Leon County Administrator  
Reese Goad, City of Tallahassee Manager

**Lead Staff / Project Team:** Benjamin H. Pingree, Director, Department of PLACE  
Cristina Paredes, Director, OEV  
Drew Dietrich, Dep. Director, OEV  
TJ Lewis, Business Dev. Manager, OEV

---

## **STATEMENT OF ISSUE:**

This item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) consideration of an updated funding request from Florida A&M University (FAMU) to provide funding for the repair of Bragg Memorial Stadium located on FAMU's campus in the amount of \$10 million. In accordance with IA Board direction on March 12, 2020, this item provides a status report on this request and seeks direction from the IA Board regarding planning for bond financing for the issuance of up to \$10 million to support the repairs.

## **FISCAL IMPACT:**

This item has a fiscal impact. The FAMU proposal requests a \$10 million commitment to fund the repair of Bragg Stadium. Based on the recently modified FAMU proposal as presented at \$10 million, the cost to issue and finance the bond would exceed projected available OEV funding by \$6,908,988 or \$415,450 annually. This is detailed on page 3 of this item.

## **RECOMMENDED ACTION:**

Option 3: IA Board Direction

## **STRATEGIC PLAN:**

The Office of Economic Vitality, under the policy direction of the IA Board, serves to improve the business climate and reduce challenges for existing businesses. The Economic Development Strategic Plan does not expressly provide support for venue repairs. However, Strategy e.4 of the Strategic plan does highlight the need to “further enhance the product available for Tallahassee-Leon County's tourism marketing in conjunction with its creative assets.” It is staff's understanding that these repairs are needed to maintain facility operations into 2021, and that other funding has not been identified.

## **SUPPLEMENTAL INFORMATION:**

On March 12, 2020, Florida A&M University (FAMU) submitted a request to the IA Board to utilize \$10 million in financial support for a new multipurpose stadium and retail space and stormwater management facility to be included in the initial round of funding priorities (Attachment #1). The IA Board directed staff at the March 12, 2020 meeting to bring back an agenda item with the analysis of the FAMU economic development proposal and consideration of funding for \$10 million. Staff has worked closely FAMU to clarify the project scope and requested additional information related to the stadium project and operations. On June 25<sup>th</sup>, FAMU representatives presented a modified request to staff. Details and analysis of this modified proposal, which relates to a \$10 million request for maintenance and repairs at the existing Bragg stadium are further detailed below (see also Attachment #2).

FAMU has revised their original proposal to obtain funding for the repair of Bragg Stadium, along with documentation outlining the corresponding costs (Attachment #3). It should be noted that FAMU has not yet ruled out the construction of a new stadium. However, staff has been made aware that the repairs needed at the existing stadium have emerged as the University's top priority. Moreover that the University is committed to the existing stadium.

Bragg Memorial Stadium is the home football stadium for FAMU, with an approximate capacity of 25,000. Based on a study conducted by Leon County Tourism, FAMU homecoming events alone result in \$3.7 million in economic impact and \$2.5 million in direct spending annually. These events also results in 6,100 room nights and over 10,000 out of town visitors (Attachment #4). The stadium was originally built in 1957, later expanded in 1982, and in 1994 underwent its most recent renovation. In 2017, a Structural Assessment of Bragg Memorial Stadium discovered structural concerns that needed to be addressed for continued use of the Stadium in its current capacity. In response to the findings from the Structural Assessment, FAMU had indicated that they would undertake the construction of a new stadium on the southern portion of campus at the March 12, 2020 IA Board meeting (Attachment #5), however, a recent decision from FAMU administration has opted to renovate and improve the existing stadium for future use. Bragg Memorial Stadium continues to have structural concerns that need to be

addressed prior to full utilization of the facility. At the time of writing, needed repairs have not been performed, nor budgeted by FAMU. This presents a potential scenario wherein the stadium may not be usable for future football seasons. Should this occur, a corresponding negative impact to the local economy and tourism sector would be anticipated. It is not yet known whether funding has been allocated for the construction of a new stadium.

In order to ensure its capacity for safe utilization and to ensure the full economic benefit to the greater Tallahassee-Leon County community, prior to investment of local sales tax proceeds in this project, staff is working with the FSU Center for Economic Forecasting and Analysis (CEFA) to identify the full economic impact of this project on the local economy. That analysis will be presented at a future meeting.

Based on maintenance and renovation of the existing facility only, with expenditures of \$10 million, the total economic impact of the potential reconstruction is estimated to total 112 jobs, with approximately \$4.6 million in total income or wages, and around \$16.7 million in total economic output (sales/revenues). The jobs associated with this prospective renovation project are temporary jobs and therefore the impacts will end when construction is complete. This does not include the full economic impact of the FAMU football program.

Presently, Staff has requested additional information from FAMU, and is awaiting their response regarding the following items:

- Full scope of updated project request, with costs line-itemed, totaling to the requested amount of \$10M.
- Current structural assessment (document provided on Bragg Stadium is from 2017).
- Present-day construction cost estimates (to account for inflation and current market rates; above the 2017 documents provided).
- Timing/Construction Full Schedule (to ascertain fiscal year alignment for any future Blueprint IA commitment).
- Market studies or economic analysis undertaken by FAMU with respect to Bragg Stadium.

Currently, FAMU is seeking an IA Board commitment regarding the timing to disburse funds once the project scope is completed, the need is substantiated, agreements are reached, and construction is set to begin. When a timeline for the commitment of funds has been affirmed, FAMU intends to spend the following several months developing the construction schedule to complete the stadium repairs.

### **Funding Status and Next Steps**

The unprecedented nature of the COVID-19 pandemic and resulting economic crisis has significantly altered the Office of Economic Vitality's revenue forecasts and subsequent budget allocations. As presented in the July 9<sup>th</sup> budget workshop, OEV estimates \$4,891,012 in remaining revenue, or \$244,550 annually available for the stadium

proposal over the next 20 years. OEV staff presented options for budget modifications at the July 9, 2020 budget workshop, not including any action on this request.

FAMU is requesting that the IA Board include the Bragg Memorial Stadium repair project in the initial round of funding priorities. Based on a structural analysis presented by FAMU, the repairs are estimated to be \$6.3 million (Attachment #3), plus sound system, lighting, stadium gates, and fieldhouse renovations, which are expected to bring the total cost closer to \$10 million. These estimates were produced in 2017 and do not take into account inflationary impacts or present-day structural conditions. Staff requested additional documentation on the project scope, timing, and cost (Attachment #6). At the time of writing, staff have not yet received this documentation from FAMU.

All told, these obligations constitute \$6,001,000 over twenty years, or \$300,050 annually of OEV's budget. After accounting for all legal and contractual funding obligations, OEV has \$4,891,012 remaining over twenty years, or \$244,550 annually to fund all other economic development programs, which include the following:

- Local Business and Workforce Development
- Magnetic Technologies Recruitment
- Industry Academies and B2B Outreach
- Business Development: Attraction and Expansion
- Strategic Marketing and Communication
- Economic Vitality Sponsorships
- MWSBE and Target Industry Studies

Based on the FAMU proposal as presented at \$10 million, the cost to issue and finance the bond would exceed projected OEV funding by \$6,908,988 or \$415,450 annually. Based on current projections, OEV does not have sufficient revenue to cover this proposal or to bond from existing revenue, due to revenue balances required to issue a bond. Typically, investors require a substantial cushion between estimated total sales tax revenue and annual obligations including debt service payments, existing contractual commitments, and operating expenses for bonds that are repaid from highly variable and unmodifiable revenue sources like local option sales tax dollars. Based on current revenue and expenditure projections, approximately 4.2% of agency revenues remain unpledged to these categories of expenses through the end of the Blueprint 2020 sales tax in FY 2040. Bond investors prefer to see a substantially higher cushion in order to reduce the risk of nonpayment due to the inherent revenue variability of sales tax dollars. Any financing of a \$10 million bond from the OEV budget would either eliminating or reducing funds identified for another project or program within the OEV capital budget.

IA Board consideration of bond financing for this project warrants all parties' understanding of existing capacity and funding commitments before moving forward. Therefore, staff seeks IA Board direction on any commitment the IA Board sees fit to make

to fund the FAMU proposal, up to \$10M. Funding of this project is contingent upon the IA Board's final approval of the project scope and purpose, and execution of an inter-local agreement.

As noted previously, the Economic Development Strategic Plan does not expressly provide support for venue repairs. Strategy e.4 of the Strategic plan does highlight the need to "further enhance the product available for Tallahassee-Leon County's tourism marketing in conjunction with its creative assets," but does not provide specific direction or a funding recommendation for this project request.

### Next Steps

Should the IA Board choose to pursue this funding opportunity further, the next steps for this process are listed below:

- Continue engagement and collaboration with FAMU throughout their development of a repair plan for Bragg Stadium to finalize details regarding the final scope and budget for the project.
- Receive the findings of the CEFA economic analysis to determine the economic impacts of the stadium improvements.
- Develop a project timeline that includes planning, design, engineering, and construction components to determine key milestones for funding and ensure that funds are allocated in accordance with IRS arbitrage rules for bond funding.
- Present findings and staff recommendations to the IA Board to consider timing and final determination of the project scope, economic impact, timing, source and disbursement of funds of up to \$10 million, and execution of necessary agreements to effectuate project commencement.

**Action by EVLC: This Funding Request was presented to the EVLC, with no action taken.**

### OPTIONS:

- Option 1: Accept the Report on the Funding Request for Repairs at the Florida A&M University's Bragg Memorial Stadium and take no further action.
- Option 2: Direct staff to further explore the updated FAMU proposal, and once financial analysis is completed, bring back a report of full funding analysis with bond options.
- Option 3: IA Board Direction.

## **RECOMMENDED ACTION:**

Option 3: IA Board Direction

### Attachments:

1. FAMU Stadium Request
2. Letter to FAMU – June 26, 2020
3. Structural Investigation of Bragg Stadium
4. FAMU Homecoming Economic Impact Analysis
5. Minutes from 3.12.20 IA Board Meeting
6. FY20-25 OEV FY21-25 CIP Budget



THIS PAGE INTENTIONALLY LEFT BLANK

# FAMU RISING



# FLORIDA A&M

# FAMU WAY

## Renaissance of Bragg Memorial Stadium

## 6 Strategic Priorities



**Exceptional Student Experience**



**Excellent and Renowned Faculty**



**High Impact Research, Commercialization, Outreach and Extension Services**



**Transformative Alumni, Community and Business Engagement**



**First-Class Business Infrastructure**



**Outstanding Customer Experiences**

# Renaissance of Bragg Memorial Stadium At FAMU's Perry Street-Gamble Street Gateway (an existing Blueprint project)



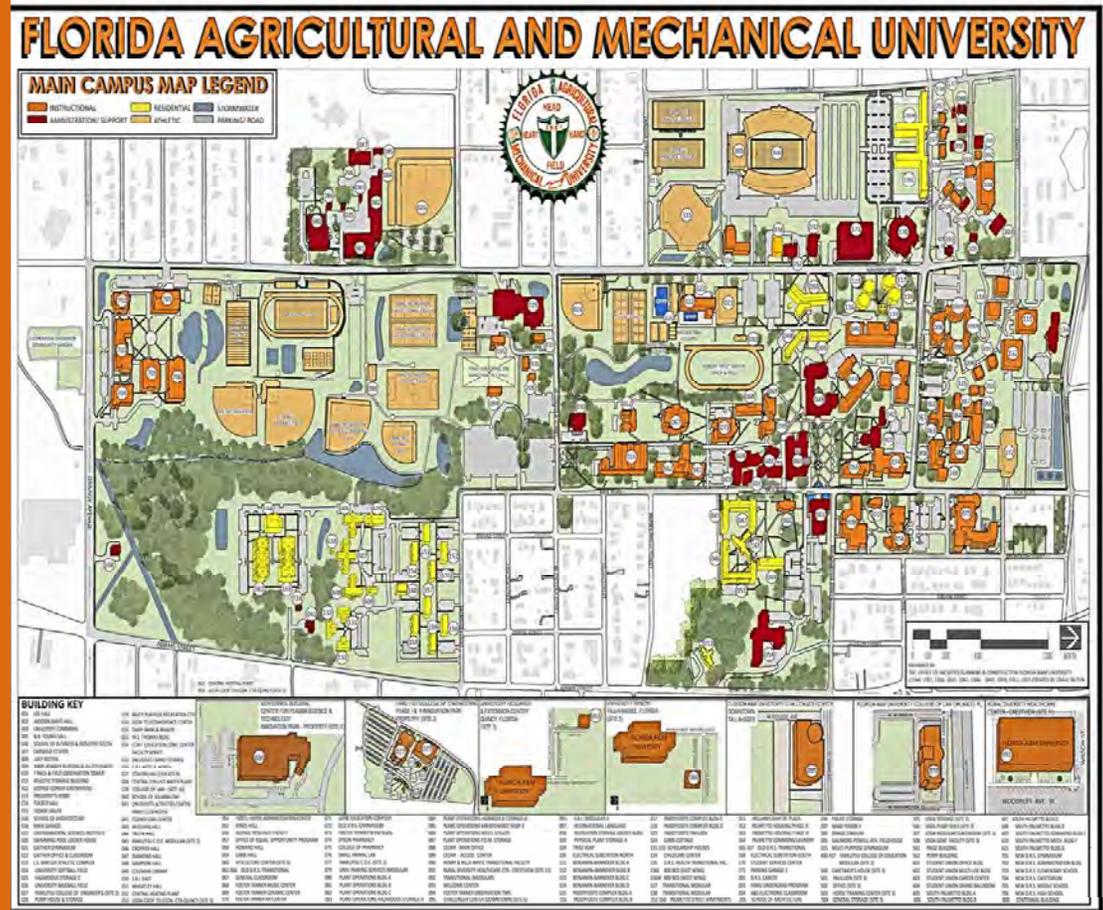
# FAMU RISING

## Strategic Alignment with Blueprint

Alignment with Goal 1.D.1 of the Economic Development Strategic Plan relating to business attraction

This project will maintain the current economic generation on the Southside and throughout the City from home games with future economic growth potential.

FAMU is requesting \$10M from Blueprint for this project.



THIS PAGE INTENTIONALLY LEFT BLANK

**From:** [Ben Pingree](#)  
**To:** [Friday-Stroud, Shawnta S.](#)  
**Cc:** [Cristina L. Paredes](#); [Drew Dietrich](#); [Ken Morris](#); [Wayne Tedder](#)  
**Subject:** RE: FAMU Athletics Dept. - Follow-up Conversation  
**Date:** Friday, June 26, 2020 12:25:08 PM  
**Attachments:** [image001.png](#)

---

Good afternoon!

Thank you again for the meeting yesterday with your team. We've already begun working on this matter from our end. If you could, Dr. Friday-Stroud, please direct this request for follow up information to the appropriate FAMU representative(s), I'd appreciate it. We will be working on the budget and related analysis we discussed yesterday and need some additional items. Know that we're on the clock to meet pressing deadlines if we are to make the July 9<sup>th</sup> Blueprint IA Board Meeting.

Specifically, we are seeking any updated information regarding the updated FAMU proposal, including the following:

- Full scope of Updated Project Request (in addition to repairs) – i.e., lighting, sound, etc., with line item costs if possible, all totaling to the requested amount of \$10M.
- Current structural assessment (document provided on Bragg Stadium is from 2017).
  - Likely this component will also relate to the timing/need for this project and/or repairs. Is there a recent finding on structural deficiency and mandated deadline for the improvements? A letter from an oversight agency to this effect?
- Present-day construction cost estimates (to account for inflation and current market rates; above the 2017 documents provided)
- Timing/Construction Full Schedule (to ascertain fiscal year alignment for any future Blueprint IA commitment)
- Market studies or economic analysis undertaken by FAMU re: Bragg Stadium (to help develop the economic impact analysis which OEV will work on now)

Happy to answer any questions or follow up you may also have. Thank you,  
-Ben

## **Benjamin H. Pingree, MPA, CEcD | Director of PLACE**

[Ben.Pingree@tlcplace.org](mailto:Ben.Pingree@tlcplace.org)

Ph. 850.219.1060 | Fax 850.219.1098

Blueprint: [www.blueprintia.org](http://www.blueprintia.org)

Economic Vitality: [www.oevforbusiness.org](http://www.oevforbusiness.org)

Planning: [www.talgov.com/planning](http://www.talgov.com/planning)



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Friday-Stroud, Shawnta S. [mailto:shawnta.friday@famuedu]  
**Sent:** Thursday, June 25, 2020 3:53 PM  
**To:** Katherine Lisenby <Katherine.Lisenby@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Christopher Goad <Reese.Goad@talgov.com>; Wayne Tedder <wayne.tedder@talgov.com>; Ben Pingree <Ben.Pingree@Tlcplace.org>; Autumn Calder <Autumn.Calder@talgov.com>; Gosha, Kortne F. <Kortne.gosha@famuedu>; Wiggins, Angie <angie.wiggins@famuedu>; Hudson, Jr., William E. <william.hudsonjr@famuedu>; Frye, Cassandra K. <cassandra.frye@famuedu>; Cristina L. Paredes <Cparedes@oevforbusiness.org>; Robinson, Larry <larry.robinson@famuedu>  
**Cc:** Davila-Davis, Towanda <Towanda.Davila-Davis@talgov.com>; Henry, Cynthia E. <cynthia.henry@famuedu>  
**Subject:** Re: FAMU Athletics Dept. - Follow-up Conversation

Hello All,

I realized that my earlier email with the link to the presentation was not delivered due to the size. I am working to decrease the size of the file so that I can send it.

Thanks,

Shawnta

Shawnta Friday-Stroud, Ph.D.  
Dean | School of Business and Industry  
Vice President | University Advancement & Executive Director | FAMU Foundation  
Florida Agricultural and Mechanical University  
500 Gamble Street | Tallahassee, FL 32307  
(850) 599-3565 or (850) 412-5755 - office | (850) 561-2123 -  
fax | [shawnta.fridaystroud@famuedu](mailto:shawnta.fridaystroud@famuedu) (please call if you do not receive a reply within 2 business days)

---

**From:** Friday-Stroud, Shawnta S. <[shawnta.friday@famuedu](mailto:shawnta.friday@famuedu)>  
**Sent:** Thursday, June 25, 2020 12:19 PM  
**To:** Lisenby, Katherine <[Katherine.Lisenby@talgov.com](mailto:Katherine.Lisenby@talgov.com)>; Williams-Cox, Dianne <[Dianne.Williams-Cox@talgov.com](mailto:Dianne.Williams-Cox@talgov.com)>; Goad, Reese <[Reese.Goad@talgov.com](mailto:Reese.Goad@talgov.com)>; Tedder, Wayne <[Wayne.Tedder@talgov.com](mailto:Wayne.Tedder@talgov.com)>; Pingree, Ben <[Ben.Pingree@Tlcplace.org](mailto:Ben.Pingree@Tlcplace.org)>; Calder, Autumn <[Autumn.Calder@talgov.com](mailto:Autumn.Calder@talgov.com)>; Gosha, Kortne F. <[Kortne.gosha@famuedu](mailto:Kortne.gosha@famuedu)>; Wiggins, Angie <[angie.wiggins@famuedu](mailto:angie.wiggins@famuedu)>; Hudson, Jr., William E. <[william.hudsonjr@famuedu](mailto:william.hudsonjr@famuedu)>; Frye, Cassandra K. <[cassandra.frye@famuedu](mailto:cassandra.frye@famuedu)>; Cristina L. Paredes <[cparedes@oevforbusiness.org](mailto:cparedes@oevforbusiness.org)>; Robinson, Larry <[larry.robinson@famuedu](mailto:larry.robinson@famuedu)>  
**Cc:** Davila-Davis, Towanda <[Towanda.Davila-Davis@talgov.com](mailto:Towanda.Davila-Davis@talgov.com)>; Henry, Cynthia E. <[cynthia.henry@famuedu](mailto:cynthia.henry@famuedu)>  
**Subject:** Re: FAMU Athletics Dept. - Follow-up Conversation

Hello All,

I sincerely thank you all for the great meeting today. Below is the link to the presentation. After I receive pictures of the Southern game from Vaughn, I will send them. I look forward to working with everyone to usher this across the finish line.

<https://www.dropbox.com/s/69n4dgrazt4t55y/FAMU%20OEV%20Blueprint%20Bragg%20Stadium%20Request.pdf?dl=0>

[FAMU OEV Blueprint Bragg Stadium Request.pdf](https://www.dropbox.com/s/69n4dgrazt4t55y/FAMU%20OEV%20Blueprint%20Bragg%20Stadium%20Request.pdf?dl=0)

Shared with Dropbox

[www.dropbox.com](https://www.dropbox.com)



Thanks again, and stay safe!

Shawnta

Shawnta Friday-Stroud, Ph.D.  
Dean | School of Business and Industry  
Vice President | University Advancement & Executive Director | FAMU Foundation  
Florida Agricultural and Mechanical University  
500 Gamble Street | Tallahassee, FL 32307  
[\(850\) 599-3565](tel:8505993565) or [\(850\) 412-5755](tel:8504125755) - office | [\(850\) 561-2123](tel:8505612123) -  
fax | [shawnta.fridaystroud@famu.edu](mailto:shawnta.fridaystroud@famu.edu) (please call if you do not receive a reply within 2 business days)

---

**From:** Lisenby, Katherine  
**Sent:** Wednesday, June 24, 2020 10:39 AM  
**To:** Lisenby, Katherine <[Katherine.Lisenby@talgov.com](mailto:Katherine.Lisenby@talgov.com)>; Williams-Cox, Dianne <[Dianne.Williams-Cox@talgov.com](mailto:Dianne.Williams-Cox@talgov.com)>; Goad, Reese <[Reese.Goad@talgov.com](mailto:Reese.Goad@talgov.com)>; Tedder, Wayne <[Wayne.Tedder@talgov.com](mailto:Wayne.Tedder@talgov.com)>; Pingree, Ben <[Ben.Pingree@Tlclplace.org](mailto:Ben.Pingree@Tlclplace.org)>; Calder, Autumn <[Autumn.Calder@talgov.com](mailto:Autumn.Calder@talgov.com)>; Friday-Stroud, Shawnta S. <[shawnta.friday@famu.edu](mailto:shawnta.friday@famu.edu)>; [Kortne.gosha@famu.edu](mailto:Kortne.gosha@famu.edu) <[Kortne.gosha@famu.edu](mailto:Kortne.gosha@famu.edu)>; [angie.wiggins@famu.edu](mailto:angie.wiggins@famu.edu) <[angie.wiggins@famu.edu](mailto:angie.wiggins@famu.edu)>; [william.hudsonjr@famu.edu](mailto:william.hudsonjr@famu.edu) <[william.hudsonjr@famu.edu](mailto:william.hudsonjr@famu.edu)>; [cassandra.frye@famu.edu](mailto:cassandra.frye@famu.edu) <[cassandra.frye@famu.edu](mailto:cassandra.frye@famu.edu)>; Paredes, Cristina <[cparedes@oeforbusiness.org](mailto:cparedes@oeforbusiness.org)>  
**Cc:** Davila-Davis, Towanda <[Towanda.Davila-Davis@talgov.com](mailto:Towanda.Davila-Davis@talgov.com)>  
**Subject:** FAMU Athletics Dept. - Follow-up Conversation  
**When:** Thursday, June 25, 2020 10:30 AM-11:30 AM.  
**Where:** Zoom Meeting

Meeting time has changed to 10:30am.

**From:** Friday-Stroud, Shawnta S. <[shawnta.friday@famu.edu](mailto:shawnta.friday@famu.edu)>  
**Sent:** Wednesday, June 24, 2020 11:27:32 AM  
**To:** Davila-Davis, Towanda <[Towanda.Davila-Davis@talgov.com](mailto:Towanda.Davila-Davis@talgov.com)>; Hudson, Jr., William E. <[william.hudsonjr@famu.edu](mailto:william.hudsonjr@famu.edu)>; Gosha, Kortne F. <[Kortne.gosha@famu.edu](mailto:Kortne.gosha@famu.edu)>  
**Cc:** Williams-Cox, Dianne <[Dianne.Williams-Cox@talgov.com](mailto:Dianne.Williams-Cox@talgov.com)>  
**Subject:** Re: WEBEX MEETING WITH COMMISSIONER WILLIAMS-COX

**\*\*\*EXTERNAL EMAIL\*\*\***

Please report any suspicious attachments, links, or requests for sensitive information.

Hello All,

Per VP Gosha's request, below is the Zoom meeting invitation for tomorrow's (Thursday, June 25), 11:30 a.m.

meeting.

[shawnta.friday@famuedu](mailto:shawnta.friday@famuedu) is inviting you to a scheduled Zoom meeting.

Topic: FAMU Athletics

Time: Jun 25, 2020 11:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://famuedu.zoom.us/j/95473837608?pwd=ZzRWemhHMWxEsmVvd0RpbWpXd0ZTZz09>

Meeting ID: 954 7383 7608

Password: FAMU

One tap mobile

+13017158592,,95473837608# US (Germantown)

+13126266799,,95473837608# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 954 7383 7608

Find your local number: <https://famuedu.zoom.us/u/adCYDzb49g>

Join by SIP

[95473837608@zoomcrc.com](mailto:95473837608@zoomcrc.com)

Join by H.323

162.255.37.11 (US West)

162.255.36.11 (US East)

115.114.131.7 (India Mumbai)

115.114.115.7 (India Hyderabad)

213.19.144.110 (EMEA)

103.122.166.55 (Australia)

209.9.211.110 (Hong Kong SAR)

64.211.144.160 (Brazil)

69.174.57.160 (Canada)

207.226.132.110 (Japan)

Meeting ID: 954 7383 7608

Password: 774453

Shawnta Friday-Stroud, Ph.D.

Dean | School of Business and Industry

Vice President | University Advancement & Executive Director | FAMU Foundation

Florida Agricultural and Mechanical University

500 Gamble Street | Tallahassee, FL 32307

[\(850\) 599-3565](tel:(850)599-3565) or [\(850\) 412-5755](tel:(850)412-5755) - office | [\(850\) 561-2123](tel:(850)561-2123) -

fax | [shawnta.fridaystroud@famu.edu](mailto:shawnta.fridaystroud@famu.edu) (please call if you do not receive a reply within 2 business days)



July 2, 2020

Mr. Craig Talton  
FAMU Facilities Planning & Construction  
2400 Wanish Way, Suite 100  
Tallahassee, FL 32307

Re: FAMU Bragg Memorial Stadium Repair and Replacement  
BCEI Project No. 19-00092

Dear Mr. Talton,

Per your request we have reviewed our 2017 report on Bragg Stadium to update the current repair/replacement cost estimate, to determine changes in priorities and to evaluate the current condition. We offer the following:

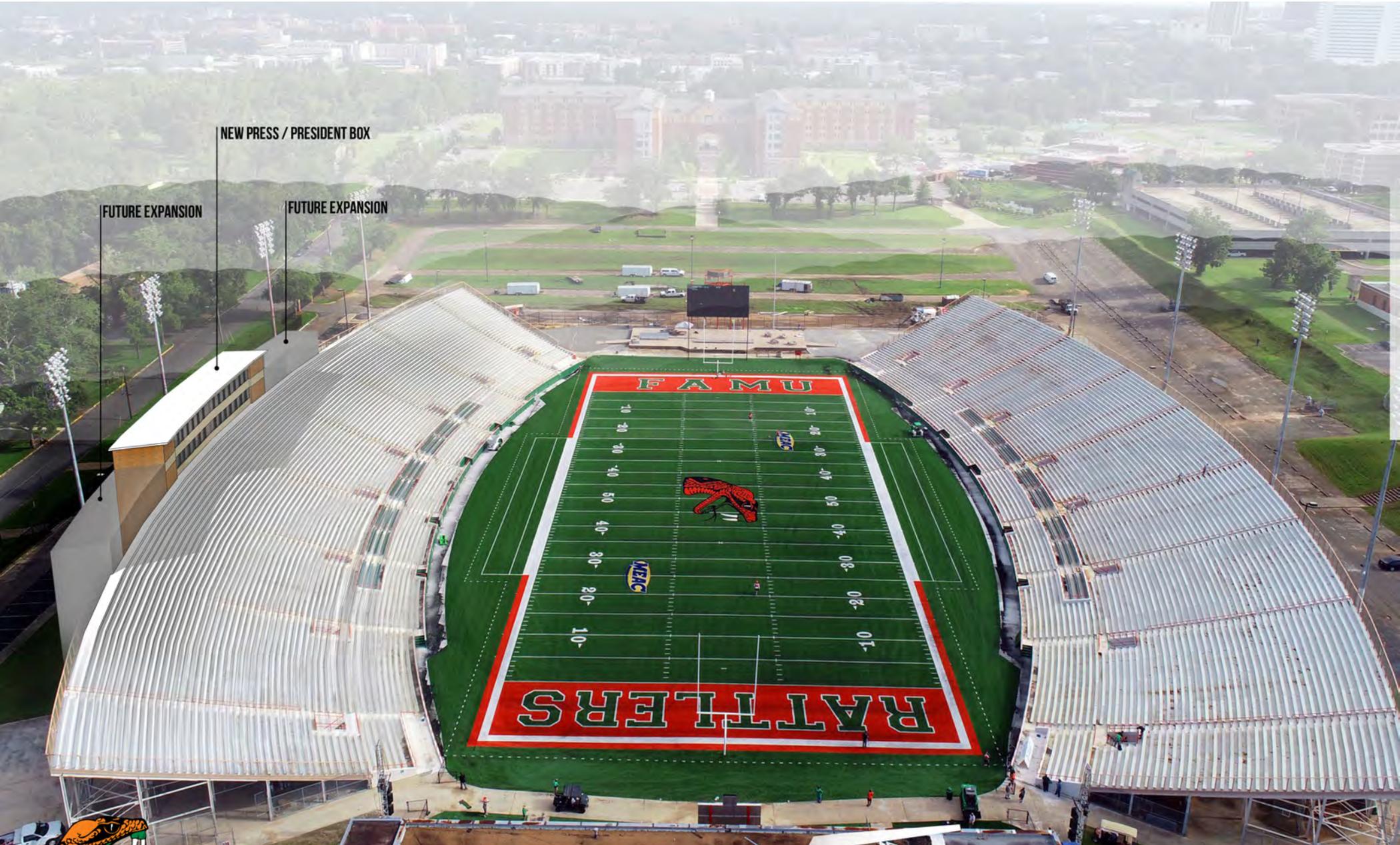
1. The steel pans and seats have deteriorated faster than anticipated and are beyond the point of repair. These pans need to be totally replaced within two years.
2. The steel frames are still in a condition where they can continue operation, but that will remain true only if they are sandblasted (water blasted) and repainted in the next three to five years.
3. It is our opinion that this season is the last that the press box should be used.
4. The stadium and especially the restrooms need to be brought up to current ADA Standards.

We have updated our construction cost estimate as best we can. We have based our staging and scheduling of the construction work based on the plan to keep the stadium open for use during the 2021 season. There are of course many sequencing options available, but we believe this option allows for the prioritizing of the most critical repairs with the least disruption to the FAMU Community.

If you have any questions please do not hesitate to reach out to our office.

Sincerely

Douglas R. Barkley, M.S., P.E.



**BCE BARKLEY**  
CONSULTING ENGINEERS, INC.

FLORIDA A&M UNIVERSITY | BRAGG STADIUM  
**VIEW OF NEW PRESS BOX**



## Preliminary Construction Cost Estimate

**Project Location:** Bragg Memorial Stadium, Florida Agricultural & Mechanical University, Tallahassee, FL

**Project Title:** Stadium Repairs

**Date:** July 2, 2020

Stage 1	Description	Estimated Construction Cost
<b>I - Metal Pan &amp; Seat Replacement - Home Side</b>	Pan Replacement	\$1,875,000
	Seat Replacement	\$250,000
	Handrail and Handicap Repairs	\$150,000
	Design / Inspection Services	\$160,000
	<b>Subtotal:</b>	<b>\$2,435,000</b>
<b>II - Water Blast &amp; Repainting - Home Side</b>	Water Blast Steel Frames	\$300,000
	Repaint Frames	\$200,000
	Design / Inspection Services	\$35,000
	<b>Subtotal:</b>	<b>\$535,000</b>
<b>III - Press Box Replacement</b>	Demo Old Press Box	\$100,000
	Replacement	\$2,000,000
	Design / Inspection Services	\$150,000
	<b>Subtotal:</b>	<b>\$2,250,000</b>
<b>IV - Miscellaneous</b>	Sound System	\$100,000
	Scoreboard Repairs	\$50,000
	New Lighting	\$300,000
	<b>Subtotal:</b>	<b>\$450,000</b>
<b>V - Athletic Facility - Scoreboard, Signage, &amp; Roof</b>	Scoreboard & Signage	\$50,000
	Roof	\$250,000
	Design / Inspection Services	\$30,000
	<b>Subtotal:</b>	<b>\$330,000</b>
<b>Total:</b>		<b>\$6,000,000</b>

Stage 2	Description	Estimated Construction Cost	
I - Metal Pan & Seat Replacement - Visitor Side	Pan Replacement	\$1,875,000	
	Seat Replacement	\$40,000	
	Handrail and Handicap Repairs	\$100,000	
	Design / Inspection Services	\$150,000	
	<b>Subtotal:</b>	<b>\$2,165,000</b>	
II - Water Blast & Repainting - Visitor Side	Water Blast Steel Frames	\$300,000	
	Repaint Frames	\$200,000	
	Design / Inspection Services	\$35,000	
	<b>Subtotal:</b>	<b>\$535,000</b>	
III - Restroom & Concession Stand Replacement - Home Side	Restroom Replacement	\$800,000	
	Concession Stand Replacement	\$400,000	
	Design / Inspection Services	\$100,000	
	<b>Subtotal:</b>	<b>\$1,300,000</b>	
		<b>Total:</b>	<b>\$4,000,000</b>
<b>Stage 1 &amp; 2</b>			<b>Total Cost:</b> <b>\$10,000,000</b>

Stage 3	Description	Unit Cost	Unit	Cost
I - Restroom & Concession Stand Replacement - Visitor Side	Restroom Replacement	\$800,000		
	Concession Stand Replacement	\$400,000		
	Design / Inspection Services	\$100,000		
	<b>Subtotal:</b>	<b>\$1,300,000</b>		
II - Stadium Wifi	Wifi	\$800,000		
	<b>Subtotal:</b>	<b>\$800,000</b>		
III - New Scoreboard	Scoreboard	\$400,000		
	<b>Subtotal:</b>	<b>\$400,000</b>		
				<b>Total:</b> <b>\$2,500,000</b>

<b>Total Cost</b>				<b>\$2,500,000</b>
-------------------	--	--	--	--------------------

# Bragg Stadium Repair & Replacement Design & Construction Schedule

Barkley Consulting Engineers, Inc | 2840 Remington Green Circle | (850) 297-0440

## Stage 1

<i>August 2020</i>	<i>October 2020</i>	<i>October 24, 2020</i>	<i>October 26, 2020 - August 2021</i>	<i>January 2021 - January 2022</i>
<b>Design</b>	<b>Contractor</b>	<b>Football Season</b>	<b>Begin Stage 1 Repairs</b>	<b>Stadium/Press Box Design</b>
<ul style="list-style-type: none"> <li>Begin Design for Stage 1 Repair/Replacement</li> <li>Begin New Stadium/Press Box Design</li> </ul>	<ul style="list-style-type: none"> <li>Begin Negotiations for the Stage 1 Construction Contract</li> </ul>	<ul style="list-style-type: none"> <li>Final Home Game of 2020 Season</li> </ul>	<ul style="list-style-type: none"> <li>Demo Press Box</li> <li>Remove Pan Seating on Home Side</li> <li>Water Blast Steel Frame and Re-paint on Home Side</li> <li>Replace Pan Seating including new Booster Seats on Home Side</li> <li>New Lighting</li> <li>New Sound System</li> <li>Repair Scoreboard</li> </ul>	<ul style="list-style-type: none"> <li>Begin Press Box Construction</li> <li>Install Temporary Press Box on Visitor Side</li> </ul>

## Stage 2

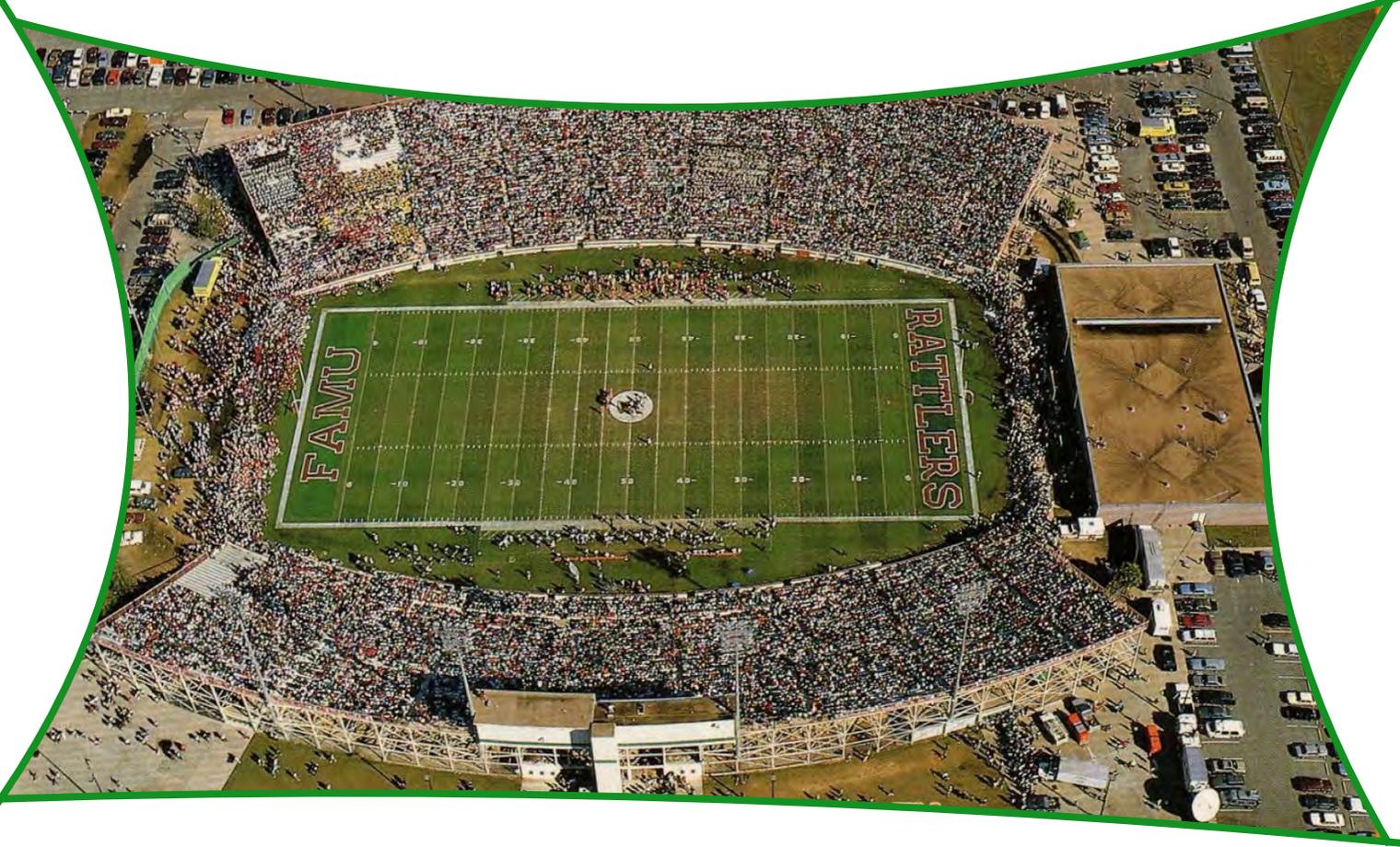
<i>November 2020</i>	<i>August 2021</i>	<i>November 20, 2021</i>	<i>November 22, 2021 - August 2022</i>	<i>August 2022</i>
<b>Design</b>	<b>Contractor</b>	<b>Football Season</b>	<b>Begin Stage 2 Repairs</b>	<b>Closeout</b>
<ul style="list-style-type: none"> <li>Begin Design for Stage 2 Repair/Replacement</li> </ul>	<ul style="list-style-type: none"> <li>Begin Negotiations for the Stage 2 Construction Contract</li> </ul>	<ul style="list-style-type: none"> <li>Estimated Final Home Game of 2021 Season</li> </ul>	<ul style="list-style-type: none"> <li>Repair Home Side Restrooms</li> <li>Remove Pan Seating on Visitor Side</li> <li>Water Blast Steel Frame and Re-paint on Visitor Side</li> <li>Replace Pan Seating including new Booster Seats on Visitor Side</li> </ul>	<ul style="list-style-type: none"> <li>Estimated project completion ready for final closeout prior to 2022 season</li> </ul>



# Florida Agricultural & Mechanical University

FAMU Office of Facilities Planning and Construction  
Tallahassee, FL 32307

## Structural Investigation Of Bragg Memorial Stadium



**BCE BARKLEY**  
CONSULTING ENGINEERS, INC.

2840 Remington Green Circle Suite E

Tallahassee, FL | 850.297.0440

Service Disabled Veteran Owned Small Business (SDVOSB)

Structural Investigation  
of Football Stadium  
August 31, 2017



August 31, 2017

Mr. Craig Talton  
FAMU Facilities Planning & Construction  
2400 Wahnish Way, Suite 100  
Tallahassee, FL 32307

Re: FAMU Bragg Memorial Stadium Summary and Repair  
Summary and Conclusion  
BCEI Project No. 15-00407.2

Dear Mr. Talton,

Based on our Structural Investigation of Bragg Memorial Stadium (see attached report), we offer the following summary, conclusions and necessary repair plan. These are offered following the temporary repairs that were completed on August 23, 2017.

We have combined Repair Tasks II and II from the prior summary and conclusion into Tasks II-A and II-B. In the prior summary and conclusion we had bundled the metal pans and steel frame water blasting and painting into Task II but we now believe that the work and the pans and frames should be considered as separate portions of the same task depending on budget and desired scheduling. We believe that either the pans or the frame need to be cleaned and painted completed in the next two years before serious long term damage to occur. Work on both the pans and frame may be performed concurrently, which would reduce the overall cost, as long as the priority structural tasks are completed per the timeline above.

**Repair Task II-A – Sandblast and Repaint Steel Pans:** The existing metal pan is in less than fair condition mostly due to water damage and corrosion. Most of the largest holes in the pan were repaired this summer. The existing pan needs major maintenance/repairs so that it does not deteriorate to the point that a total replacement is necessary in the next few years. This repair work includes sandblasting the metal plate and repainting the top and bottom. The paint of the pans at the top of the surface would be heavier duty coating which is non-slip and has longer warranty. After sandblasting and before painting, the bleacher seat brackets and handrails that are damaged should be repaired or replaced. Also inspections will be required to identify areas in need of repair previously not able to be seen. The sequence of this work is obviously important and coordination of the contractor's team is essential.

**Repair Task II-B – Sandblast and Repaint Main Steel Frame:** The main steel structural framing was last sandblasted and painted in 1994. Since this paint has a less than 20-year life span expectancy, this maintenance work is past due. To keep these steel frames in fair structural condition, they must be sandblasted and repainted to protect the steel from corrosion and rust. The current steel frame needs to be sandblasted and repainted within the next 2 years before deterioration of the steel structural capacity occurs. There are currently areas of the main steel frame that has moss growing on them (see attached sample picture) which indicates excessive moisture collecting in the steel.

Please note, in the this report we refer to removal of the paint from the existing steel structure as sandblasting. The actual current recommended method is water blasting which is cleaner, easier and less expensive. After paint removal, inspections will be needed to repair rust damaged areas previously not seen.

**Construction Cost Estimate:** The attached Construction Cost Estimate is intended to be conservative. There are always unknown and unforeseen issues in construction work of this nature. The cost is also impacted by the method of procurement and if any of the tasks are combined.

If you have any questions or concerns on the above, please do not hesitate to call me at 850-297-0440.

Sincerely,

---

Douglas R. Barkley, M.S., P.E.

DRB/sbi



**Preliminary Construction Cost Estimate**

Project Location: Bragg Memorial Stadium, Florida A&M University, Tallahassee, FL

Project Title: Stadium Repairs

Date: August 1, 2016

Task	Description	Unit Cost	Quantity	Cost
I - Column Row A Connection Repairs & Internal Stair Replacement				
* Work to be done concurrently	Steel to Concrete Connection	\$3,000.00	64	\$192,000.00
	Stair Demo & Replacement	\$20,000.00	16	\$320,000.00
	Contingency			\$50,000.00
	Design Cost / Inspections			\$60,000.00
			Subtotal:	\$622,000.00
II - Sand Blast (Water Blast) & Repainting				
* Cost based on water blasting	Sand Blast Pans	\$4.50	125,000	\$562,500.00
	Sand Blast Steel Frame			\$200,000.00
	Top Coat Pans	\$6.00	125,000	\$750,000.00
	Bottom Coat Pans	\$1.00	125,000	\$125,000.00
	Repaint Frames			\$150,000.00
	Design Cost / Inspections			\$150,000.00
			Subtotal:	\$1,937,500.00
III - Metal Pan & Seat Repair				
*Work to be performed after sand blasting	Pan Repair			\$250,000.00
	Seat Repair			\$150,000.00
	Handrail Repairs			\$100,000.00
			Subtotal:	\$500,000.00
IV - Restroom Renovation or Replacement				
*Total renovation or total replacement	Bathroom Renovations	\$125,000.00	8	\$1,000,000.00
	Bathroom Replacement	\$150,000.00	8	\$1,200,000.00
	Design Cost / Inspections			\$100,000.00
			Subtotal:	\$1,300,000.00
V - Press Box Replacement				
* Increase to 20' width	New Pressbox	\$200.00	5,000	\$1,000,000.00
	Design Cost / Inspections			\$100,000.00
			Subtotal:	\$1,100,000.00
			<b>Total:</b>	<b>\$5,459,500.00</b>

## **STRUCTURAL INVESTIGATION**

The Structural Investigation focused on the main structural components of Bragg Memorial Stadium. The investigation consisted of a visual inspection and recording of the structural members after thorough review of the provided design drawings. Specifically, our focus is the steel frame super-structure and the folded plate seating. The purpose of this investigation was to determine what structural items required short-term repair before August of 2016 and to also develop a long-term repair plan for next year.

The short-term repairs were made, inspected and approved. The long-term, multi-tasked repair plan is described in this report. Schematic drawings of the main frames and pictures of all the frame connections are also included.

## **EXISTING STRUCTURE**

The structure of the stadium consists of steel frames supporting steel plates. The steel frames are supported on concrete caisson and pile caps. The original construction occurred in 1957 with a 1982 addition/expansion. The original and the expansion are of similar construction type and are typical of stadium construction during this time period. In 1994, the steel framing was sandblasted and repainted.

There are 32 steel frames on each side, East and West of the stadium. These frames are broken into four quadrants: Northeast, Northwest, Southeast, and Southwest. 18 of the 32 frames on each side of the stadium are from the 1982 expansion. Each frame consists of the six (6) steel columns supporting a steel beam or a pair of steel beams. The columns rows are labeled consistently with the existing design drawings, Column A being the shortest and Column F as the tallest. The metal plate seating is attached to each beam through a variety of bolt and weld configurations. At the lowest point of the frame, Column Row A, the structure transitions to concrete seating.

## **MAIN FRAME ASSESSMENT**

The main steel frames are in fair condition and, with a few exceptions, are in structurally acceptable condition for the upcoming year. For long-term reliability, a steel structure needs to be protected from corrosion, caused by moisture and oxygen. This protection can be obtained by sand blasting and repainting the structure. Several locations throughout the main steel frame show where once existing cross bracing has been removed. Specific examples of this scenario are located near the admission gate access points in each corner of the stadium. Further investigation will be needed to verify if the bracing was cleared for removal during expansion construction. The entire steel structure of the stadium was sandblasted and painted in 1993/1994. The life expectancy of this type of mixture is approximately 20 years. The existing condition of the steel frame shows that the current paint is a few years past the time of required repainting. A large percentage of the steel members are growing organics such as moss which, in the long-term, will damage the steel. The majority of steel members within the main frame have developed some form of rust, varying in severity. In most cases, the rust has not yet caused a reduction in structural capacity but will if not addressed in the near future.

Approximately six (6) columns have suffered from substantial rust damage to compromise their structural capacity. These columns are located at areas where standing water can occur (mainly in the restrooms). Refer to Field Reports 10 & 11 located in Appendix A to view various damaged columns. This significant rust damage has occurred at grade level around the base. These damaged columns will need to be either temporarily or permanently repaired before the upcoming season. Column Row A on both the East and West sides (the row of steel columns closest to the concrete wall) has corrosion further along than the majority of the steel frames. This reoccurring damage is due to its location as the low point and transition point of the steel to concrete stadium elements. The increased volume and exposure of water on the steel is causing additional damage as the structure continues to age. This transition area is difficult to access, making future repairs more difficult.

## **METAL PAN SEAT ASSESSMENT**

The steel plate seating is in less than fair condition, mostly due to water damage corrosion. The joints where the plates are welded together, as seen from below, have sustained extensive corrosion. There are numerous holes of various sizes throughout the entire steel plate structure. Most of these holes are a resultant of continuous water damage. Several holes in the 3/16" metal plate have been repaired in the past with different methods and with varying degree of success. Covering the hole with a plate on top (which is easy to do) can cause a tripping hazard, which is an unacceptable life safety risk. Holes in the steel plate are not necessarily a structural issue at this time as the plate capacity is not reduced much, but it is a safety issue as the holes can cause injury to the public. In addition, if the holes are not repaired, corrosion damage can spread leading to a structural issue.

The sections where the plates are joined in the vertical direction at the steel frame beams, there is extensive water intrusion. We believe that a key contributing factor to excessive water exposure can be found at each location where a light pole is connected to the main frame. The water drains down the light pole and is transposed to all the surrounding steel members. This water is causing various degrees of corrosion to the steel plate connections and steel frame beams. Like the steel plate holes listed above, this is not an easy repair. Where the steel plates are joined in the horizontal direction there is much less water intrusion than in the vertical direction. This is due to the overlap of the plate minimizing the access for the water. The one exception is at Column Row A, where the plate transitions to the concrete seating at the concrete masonry wall. At this location there is extensive water intrusion damaging the plate, the steel frames, and the masonry support wall.

## **REPAIR RECCOMENDATIONS**

**Repair Task I – Repair Columns, Row A and Replace Stairs:** The steel frame column connections along Column Row A are in very poor condition. This column row is not visible because it is behind the restrooms, concession stands, and internal stairs. This area is where the stadium seating transitions from a steel frame and seat supports to a concrete and masonry structure. Due to this transition and that it is the low point of the steel frame, the steel has been subjected to 35 years of water intrusion causing excessive damage due to rust. **These structural frame connections must be repaired before the 2017 football season.**

These structural repairs will be difficult because of the limited access to the area and limited room to perform the work. The only access is from the sides of the stadium and the height at this area is very limited. Another difficulty in performing this task is the multiple connection conditions that will require multiple repair options. Nearly all of the 64 column connections will need to be repaired. Due to the limited access to this area and the damage to the existing stairs, we recommend that the internal steel stairs be replaced as part of this task. The stairs can be removed, allowing access and air circulation behind the restroom/concession stand walls. After the work is complete on the Column Row A connections, new steel stairs and hand rails can be installed.

Since this phase of repair work must be completed before the 2017 Season, we recommend that the final design package be completed this fall so that a contractor is ready to start work at the end of football season.

**Repair Task II – Sandblast and Repaint Steel Pans:** The existing metal pan is in less than fair condition mostly due to water damage and corrosion. Most of the largest holes in the pan were repaired this summer. The existing pan needs major maintenance/repairs so that it does not deteriorate to the point that a total replacement is necessary in the next few years. This repair work includes sandblasting the metal plate and repainting the top and bottom. The paint of the pans at the top of the surface would be heavier duty coating which is non-slip and has longer warranty. After sandblasting and before painting, the bleacher seat brackets and handrails that are damaged should be repaired or replaced. Also inspections will be required to identify areas in need of repair previously not able to be seen. The sequence of this work is obviously important and coordination of the contractor's team is essential.

**Repair Task III – Sandblast and Repaint Main Steel Frame:** The main steel structural framing was last sandblasted and painted in 1994. Since this paint has a less than 20-year life span expectancy, this maintenance work is past due. To keep these steel frames in fair structural condition, they must be sandblasted and repainted to protect the steel from corrosion and rust. The current steel frame needs to be sandblasted and repainted within the next 2 years before

---

deterioration of the steel structural capacity occurs. There are currently areas of the main steel frame that has moss growing on them (see attached sample picture) which indicates excessive moisture collecting in the steel.

Please note, in the this report we refer to removal of the paint from the existing steel structure as sandblasting. The actual current recommended method is water blasting which is cleaner, easier and less expensive. After paint removal, inspections will be needed to repair rust damaged areas previously not seen.

**Repair Task IV – Sandblast and Repaint Steel Pans:** The existing metal pan is in less than fair condition mostly due to water damage and corrosion. Most of the largest holes in the pan were repaired this summer. The existing pan needs major maintenance/repairs so that it does not deteriorate to the point that a total replacement is necessary in the next few years. This repair work includes sandblasting the metal plate and repainting the top and bottom. The paint of the pans at the top of the surface would be heavier duty coating which is non-slip and has longer warranty. After sandblasting and before painting, the bleacher seat brackets and handrails that are damaged should be repaired or replaced. Also inspections will be required to identify areas in need of repair previously not able to be seen. The sequence of this work is obviously important and coordination of the contractor’s team is essential.

The work in Phase III should be conducted concurrently with Phase II so the cost for doing so would be reduced as the subcontractors would only have to mobilize once.

**Repair Task V – Renovate/Replace Restrooms:** It does not appear that the restrooms have had any major work performed on them since 1982. Their appearance is undesirable and they do not meet current Building Codes or ADA Requirements. The masonry walls enclosing the restrooms are in fair condition and could remain, but keeping the existing walls will limit space options during the renovation design.

Our recommendation is to totally replace the restrooms, possibly including removing the existing masonry walls. This will allow the new design to optimize the area and allow for a modern public facility. There are a total of 8 restroom areas (4 on each side) and either renovation or replacement work can be performed in phases. Not all of them need to be upgraded the same year, however, timing and phasing could greatly affect overall cost.

This work can also be performed at the same time as the other phases of work. In fact, if the restrooms are removed before the Column A repair work is started it would greatly simplify the work as it will allow greater access to the columns. Performing more than one task at the same time and under the same contract would reduce the overall cost.

The 6 concession stands are of similar structural components as the restrooms. The center concession stand on each side has been renovated, installing a code compliant kitchen. We are

---

not recommending any renovation or repair work on the concession stands as the past renovation appears to be adequate. We would recommend that cosmetic work be done on these areas in conjunction and coordination with the restroom renovation.

**Repair Task VI – Replace Press Box:** The existing two-story wood framed Press box is in fair condition. The existing elevator supporting the Press Box is also in fair condition. The main issue with Press Box is that it is not ADA Compliant. The restrooms and travel aisles will not allow for wheelchair accessibility. The width of the structure is such that renovations of the interior will not solve the issues. It is not possible to install ADA Compliant restrooms and hallway in the existing width without a major change to the use and layout. It is cost prohibitive to modify the existing structure to make it wider. To bring the Press Box and the attached President’s Box up to ADA Compliance and current Building Codes, we recommend it be replaced. If future expansion plans of the stadium include a new President’s Box, then it may be possible to modify and upgrade the Press Box.

# LEON COUNTY DIVISION OF TOURISM – VISIT TALLAHASSEE

Economic Impact Estimate for  
FAMU Homecoming Week  
Sept 29<sup>th</sup> – Oct 5<sup>th</sup>, 2019



Visit  
*Tallahassee*  
A Division of Leon County

# DIRECT SPENDING

# \$2,333,300

People who **live outside** of Leon County spent \$2,333,300<sup>1</sup> during FAMU Homecoming events.

---

<sup>1</sup> For accommodations, restaurants, groceries, transportation, attractions, entertainment, tickets, shopping, and other expenses.



# OUT-OF-COUNTY VISITORS

# 10,000

Including overnight visitors and day trippers, there were 10,000 individuals from outside Leon County who attended FAMU Homecoming events.

---

<sup>1</sup> A total attendance figure of 25,679 reported by Florida A&M University was used for this report. The number of unique attendees directly impacts economic data contained in this report.



# TOTAL ECONOMIC IMPACT

# \$3,686,600

When including indirect and induced effects<sup>1</sup> of direct spending, the total economic impact of people attending FAMU Homecoming events who **live outside** of Leon County was \$3,686,600.<sup>2</sup>

---

<sup>1</sup>Indirect effects are increased business spending resulting from tourism dollars. Induced effects are increased household spending resulting from tourism dollars.

<sup>2</sup>For accommodations, restaurants, groceries, transportation, attractions, entertainment, tickets, shopping, and “other” expenses.



# PAID ROOM NIGHTS GENERATED

# 6,100

People who **live outside** of Leon County spent 6,100 nights in Leon County hotels, motels, etc. while attending FAMU Homecoming events.

# OUT-OF-COUNTY VISITOR PROFILE

Attachment 4  
Page 6 of 9

- 2.6 people per travel party
- 2.3 nights stayed in Tallahassee
- 35 years old – median age
- \$62,900 – median household income



# YEAR-TO-YEAR COMPARISONS

	FY2016	FY2019
Economic Impact	\$3,897,500	\$3,686,600
Direct Spending	\$2,466,800	\$2,333,300
Room Nights	6,483	6,100
Out-of-town visitors	11,493	10,000
Attendance	29,469	25,679



# METHODOLOGY

- The economic impact of FAMU Homecoming Week was based on data from the following sources:
  - Interviews conducted by Downs & St. Germain Research with 235 attendees of FAMU Homecoming Week,
  - Attendance figures from the FAMU Homecoming football game,
  - Leon County Division of Tourism/Visit Tallahassee Visitor Tracking Studies, and
  - Tourism database at Downs & St. Germain Research.



# LEON COUNTY DIVISION OF TOURISM – VISIT TALLAHASSEE

## Economic Impact Estimate for FAMU Homecoming Week

Kerri Post

Executive Director, Leon County Division of Tourism/ Visit Tallahassee  
850-606-2313, PostK@leoncountyfl.gov

Joseph St. Germain, Ph.D., President, joseph@dsg-research.com

Phillip Downs, Ph.D., Senior Partner, pd@dsg-research.com

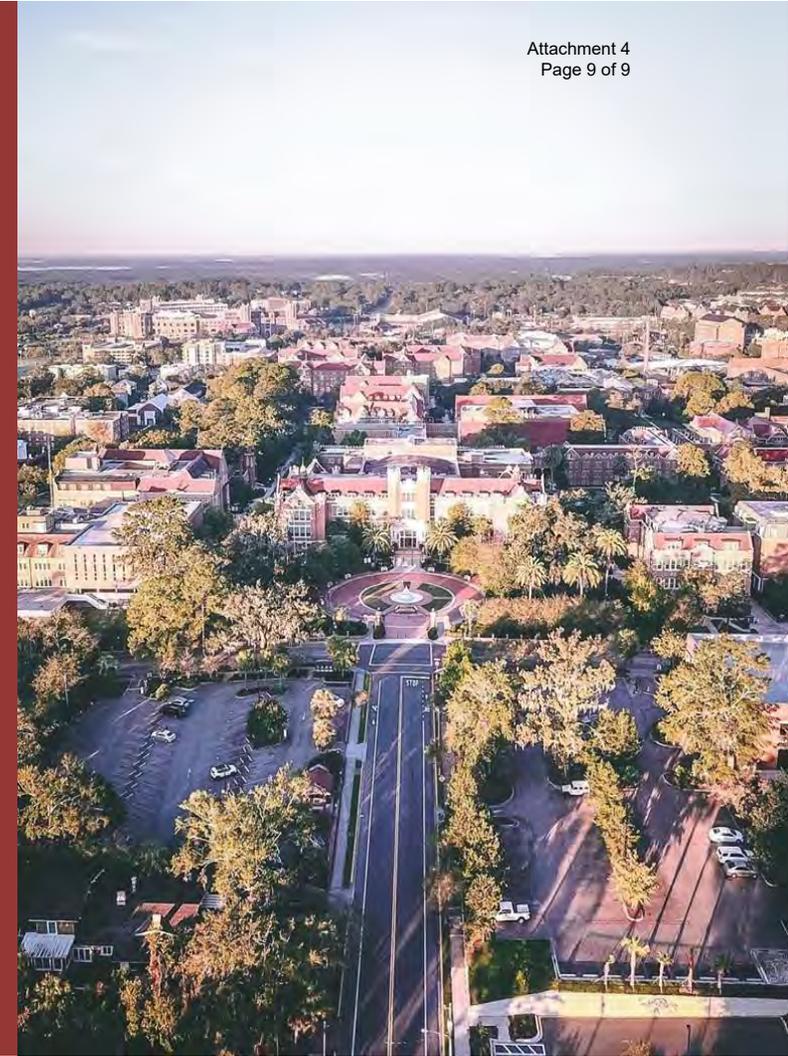
Rachael Anglin, Senior Project Director, rachael@dsg-research.com

Glencora Haskins, Project Director, glencora@dsg-research.com

Isiah Lewis, Project Director, isiah@dsg-research.com

Downs & St. Germain Research

850-906-3111 | www.dsg-research.com



Visit  
*Tallahassee*  
A Division of Leon County

THIS PAGE INTENTIONALLY LEFT BLANK

# Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

**Date:** May 26, 2020  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors Meeting of March 12, 2020

---

## **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Bryan Desloge, Chair	Commissioner Elaine Bryant, Vice-Chair
Commissioner Kristin Dozier	Mayor John Dailey
Commissioner Nick Maddox	Commissioner Curtis Richardson
Commissioner Mary Ann Lindley	Commissioner Jeremy Matlow
Commissioner Bill Proctor	Commissioner Dianne Williams-Cox
Commissioner Jimbo Jackson	
Commissioner Rick Minor	

## **I. AGENDA MODIFICATIONS**

- There were no agenda modifications.

## **II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

3-minute limit per speaker; there will not be any discussion by the Commission

There were no speakers for non-agendaed items.

## **III. PRESENTATIONS**

- Citizen's Advisory Committee Chairman's Report
  - Elva Peppers provided an overview of the CAC Retreat on February 12, 2020, and CAC meeting on February 27, 2020, which included the following: role of committee members, a summary of the Blueprint Agency structure, revision of the meeting minutes per committee feedback, and the desire for the designation of one permitting agency for multi-jurisdictional projects. One citizen speaker who opposed the Northeast Gateway, stated that it was unnecessary and that the Killlearn Homes Association did not represent all of the resident opinions.
- Blueprint Project Updates
  - Autumn Calder provided an overview of the Blueprint projects which included the following: a Beautification Award from the American Public Works Association for the improvements at the Orange/Meridian Community Space, community engagement updates, projects highlights, and the execution of six contracts for infrastructure projects since the December 2019 IA Board meeting.

- Betsy Couch with the Knight Creative Community Initiative spoke briefly on collaboration with Blueprint on various projects.
- A copy of the presentation is on file at Blueprint Intergovernmental Agency.
- Office of Economic Vitality Project Updates
  - Cristina Paredes provided an overview of the OEV projects which included the following: anticipated impacts of COVID-19 on the Tallahassee-Leon County community and community recourse coordination, outreach and support for Continuing Operation Plans.
  - A copy of the presentation is on file at Blueprint Intergovernmental Agency.

#### IV. CONSENT

**ACTION TAKEN: Commissioner Williams-Cox moved, seconded by Commissioner Richardson to approve the Consent Agenda.**

**The motion passed 11-0 with Mayor Dailey out of Chambers.**

1. Approval of the January 30, 2020, Board of Directors Meeting Minutes  
**The Board approved Option #1: Approve the January 30, 2020, Board of Directors meeting minutes.**
2. Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects  
**The Board approved Option #1: Accept the March 2020 Status Report on Blueprint Infrastructure Projects.**
3. Acceptance of the Status Update on Sound Mitigation for the Capital City Amphitheater  
**The Board approved Option #1: Accept the update on sound assessment and mitigation strategies at Cascades Park.**
4. Approval of the Reappointment of Kathy Bell to the Citizens Advisory Committee  
**The Board approved Option #1: Reappoint Kathy Bell to serve a second three-year term on the Blueprint Intergovernmental Agency Citizens Advisory Committee.**
5. Acceptance of an Analysis on Memorializing Community History and Culture in Blueprint Projects  
**The Board approved Option #1: Accept the analysis on memorializing community history and culture in Blueprint Infrastructure projects, which continues using current project processes, additional resources, and project profiles to identify historic & cultural resources.**

Commissioner Desloge announced that the IA Board meeting would break at 3:45 pm for a joint City-County-School Board press conference regarding the impacts of COVID-19 on Tallahassee-Leon County.

**V. GENERAL BUSINESS**

**6. Acceptance of the Status Report on the Arena District Convention Center Project and Consideration of Next Steps**

Ben Pingree and Cristina Paredes provided a joint presentation to the IA Board on the Arena District Convention Center Project included project history and past IA Board actions, partner collaborations, a comprehensive market analysis, and an overview of the facility requirements to provide the best benefit for Tallahassee-Leon County. The 2014 cost estimate, 2020 cost analysis, and future budget impacts. The construction of the Convention Center would create between 1,167 and 1,734 new jobs with an estimated economic effect to Tallahassee-Leon County of \$218.5 to \$295.4 million.

Susan Dawson provided information of the substantial amendment process and clarified that amendments to the cost of projects did not constitute substantial amendment because the original intent of the project would not be altered. Furthermore, the Sales Tax Committee anticipated that project costs would increase over time. Therefore, an amendment of the project would only require a majority vote of the IA Board. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Citizen Comments:**

Kevin Graham, Executive Director, Florida State University (FSU) Real Estate Foundation, spoke in favor of the Convention Center project, historical impacts of collaborations with Tallahassee-Leon County, and of FSU’s commitment in partnership with BPIA. Including a commitment to an aesthetic and feel that reflected the community, not FSU specifically.

Dr. Shawnta Friday-Stroud, Florida Agriculture & Mechanical University, (FAMU), presented the IA Board with an alternative proposal for a multipurpose stadium and retail space and stormwater management facility at the corner of Adams Street and Orange Avenue a total estimated cost of \$40 million. This facility would provide economic development, beautification, and stormwater management to the Southside.

Commissioner Desloge adjourned the meeting at 3:43 pm for the joint City-County-School Board press conference regarding COVID-19. He reconvened the meeting at 4:17 pm.

Ben Pingree addressed the questions received during the break to frame the forthcoming debate. Regarding the cost estimates, the 2<sup>nd</sup> Amended Interlocal Agreement included a local commitment of up to \$20 million however, the expanded facility and subsequent increased costs of approximately \$40 million and debt services of \$13 million would come the from the Intergovernmental Agency through the OEV

budget. The new proposal from FAMU was not an agendaed item, however, with IA Board direction, staff could develop an analysis and agenda item for formal discussion and consideration of that project.

**Commissioner Maddox moved, seconded by Commissioner Williams-Cox to approve Option 1 and bring back an agenda item for consideration of funding (up to \$10 million) the FAMU proposal.**

**Option 1: Accept the market feasibility study conducted by HVS on the proposed Convention Center project and direct the IMC to proceed with the following actions:**

- **Develop and execute a Memorandum of Understanding with FSU to formalize the development, operational, and maintenance responsibilities for the new convention center in accordance with the content of this agenda item.**
- **Commensurate with the execution of the MOU, work with FSU to conduct a cost feasibility analysis and visioning session with community partners and authorize the expenditure of up to \$500,000 for the construction of a convention center, as recommended by HVS study and allocate funding from OEV’s unallocated fund balance.**
- **Include the \$40M estimate for bonding and debt service in the development of the FY 2021 Office of Economic Vitality’s budget.**

Commissioner Lindley expressed her preference to separate the two proposals. Her files indicated conversations regarding a conference center beginning in 1997. Florida is the third largest state in the Union with over 500 agencies and organizations that Tallahassee-Leon County anticipated hosting for meetings and events. The Convention Center represented an advantage to the economic assets and synergy offered in the future.

**Commissioner Lindley offered a substitute motion, seconded by Mayor Dailey to approve Option 1.**

**Option 1: Accept the market feasibility study conducted by HVS on the proposed Convention Center project and direct the IMC to proceed with the following actions:**

- **Develop and execute a Memorandum of Understanding with FSU to formalize the development, operational, and maintenance responsibilities for the new convention center in accordance with the content of this agenda item.**
- **Commensurate with the execution of the MOU, work with FSU to conduct a cost feasibility analysis and visioning session with community partners and authorize the expenditure of up to \$500,000 for the construction of a convention center, as recommended by HVS study and allocate funding from OEV’s unallocated fund balance.**
- **Include the \$40M estimate for bonding and debt service in the development of the FY 2021 Office of Economic Vitality’s budget.**

Commissioner Dozier expressed her appreciation for the goals expressed by her colleagues and fully supported separating the two projects. Regarding the Convention Center, she expressed concerns with some of the logistical details such as parking, maintenance, capital improvements, etc. and was not ready to develop and execute a Memorandum of Understanding (MOU) with FSU until those issues were worked out. She suggested delaying the MOU in favor of further analysis and supporting agenda item at the May 21, 2020 IA Board meeting. It would also allow for greater public engagement and community feedback.

Either Ben Pingree stated that approval of the original or substitute motions would direct staff to begin negotiations and actions listed in Option 1. The substitute motion provided flexibility to refine the cost estimate for the project. Parking could be further vetted and if the IA Board approved the motion on the floor, staff would be working to resolve. Parking would be a required commitment from FSU before Blueprint would agree, under the motion.

Commissioner Dozier acknowledged FSU's commitment to working with Blueprint and their comments about access and the look and feel of the facility. All were important, particularly public access, if the project included sales tax or City and County funds. However, long-term maintenance and parking could be equally as critical and costs could escalate if the parking was not accurate. She could not support the motion or its substitute without further analysis and reporting to provide answers.

Regarding the proposal by FAMU, Commissioner Dozier supported a future agenda item with more information on the project and an analysis of overlap of funding with Infrastructure because of other stormwater projects in the gateway area.

Commissioner Minor confirmed that should the IA Board decide to move forward with the Convention Center, 100 percent of the funding would come from sales tax dollars and would not increase the tax burden of Tallahassee-Leon County. He questioned who would bear the burden of possible cost overruns. Ben Pingree confirmed that OEV would carry overruns related to construction or benefit from underruns.

Commissioner Minor spoke to the long-term economic benefit to Tallahassee-Leon County after construction, \$108 million to \$185 million annually with 800 to 1,367 full time employees, but also questioned what other types of projects might be possible if the IA Board chose not to move forward with the Convention Center. Ben Pingree stated that the primary opportunity cost with the Convention Center project was the location. Positioned between the Tucker and Turnbull Centers, it provided for an economy of scale in the middle of the Arena District and Downtown and was adjacent to scalable facilities. To address speculative projects Mr. Pingree compared the financial commitment to Project Juggernaut and Alabama Street, two projects presented at the December 2019 IA Board meeting. For a similar investment, the IA Board could consider approximately 20 Project Juggernauts, which was expected to create 953 skilled labor jobs and an economic impact of \$140.6 million over 10 years. Projects such as Alabama Street would not have the economic impact of the creation of hundreds of jobs, however, the improvement to quality of life and the value provided to the surrounding neighborhoods mattered greatly to the people served. Mr. Pingree stated that the IA Board could focus all financial resources to the mega

projects that would generate visitors and spending. However, he hoped for a blend of projects that attracted visitors and businesses to Tallahassee-Leon County and supported the existing communities.

Commissioner Richardson questioned if FSU would retain sole ownership of a sales tax funded facility. Ben Pingree stated that FSU agreed to defer to the IA Board, as the funders of the project, regarding the terms, conditions, and size of the facility. The long-term lease options, or ownership and the associated maintenance, would be negotiated in the MOU. However, a primary tenet of the partnership must be public access and use. Referencing the management transition of the Civic Center/Tucker Center in 2012, Commissioner Richardson expressed his concern that the Convention Center look and feel like a community facility not a publically funded FSU facility.

Furthermore, Commissioner Richardson stated that as a member of the Sales Tax Committee, there was one point of consternation for him in the discussions of the Performing Arts Center. That it would have been funded by local sales tax dollars, yet many would have been unable access to the facility. For example, small non-profit organizations. He stressed that a Convention Center project, funded through sales tax dollars, must be a community asset. Furthermore, he requested that community access be built into the MOU to create opportunities for the broader community.

Commissioner Matlow stated that he fully supported contributing to projects that improved the Orange Avenue and South Adams Street area. He also expressed concern that the IA Board would consider spending \$53 million with one-week notice. He though it unacceptable to the taxpayers to not be informed of a major investment following months of conversation. Secondly, he felt it unwise to commit to the project given the uncertainty of the economic impact of COVID-19. Furthermore, he ventured that when the IA Board agreed to funding the project at \$20 million, they believed that it would be a full sized Convention Center and that partners would contribute to the funding. He did not think it correct for local governments to fund the project fully. He wanted projects to come forward and expected that, like in the presentation by FAMU, the partnership options included funding also.

Commissioner Matlow questioned if Tallahassee-Leon County needed a Convention Center. He stated that the city needed investments that reduced crime problems, fought back against economic segregation, and addressed poverty. He would not support the motions on the table because it was irresponsible and reckless to allocate of ten-years of sales tax revenues with only four months of collections without larger community conversations. He encouraged further analysis on the Convention Center and the FAMU proposal too including the full economic impact and funding partnerships or alternatives.

Commissioner Bryant supported the need for a Convention Center as an economic driver and stressed the importance of maintaining a holistic viewpoint. She offered recommendations for a May 2020, agenda item that addressed Commissioner Dozier’s questions and ensured funding for FAMU, as it was imperative that publically funded investments be made from a community perspective. Furthermore, she emphasized that as jobs were created, it was incumbent on the IA Board and OEV

ensure inclusion of the currently underserved communities in Tallahassee-Leon County.

Commissioner Jackson expressed his support for the Convention Center and noted that if only 10 percent of the statewide organizations with offices in Tallahassee utilized the space, there would be a conference, and the associated influx of people and dollars, each week. Coupled with the jobs created by the construction and 1,300 full-time jobs once complete, it supported improvement to the rates of poverty and crime.

Commissioner Williams-Cox she supported the construction of the Convention Center for the economic benefits to Tallahassee-Leon County. She spoke to the need for public access, additional funding, and for major stakeholders to be included in the process beginning today. Furthermore, she supported the FAMU proposal too, noting that it deserved equal evaluation.

Commissioner Maddox clarified his earlier motion requesting an agenda item that evaluated the possibility of supporting the FAMU proposal. He did not anticipate the complications it created and with his understanding of the will of the IA Board to isolate the two issues, **Commissioner Maddox withdrew his original motion.**

Commissioner Dozier noted that while the topic of the Convention Center might come before the IA Board many times in the future, the motion on the floor delegated the authority to the Intergovernmental Management Committee (IMC) to negotiate and execute an MOU with FSU and for staff to spend \$500,000 for the next steps in the process. Respecting that, she reiterated her concerns about parking and the larger budget impacts of the pandemic. She strongly encouraged an update at the May 2020, IA Board meeting that coincided with the budget discussion (workshop) allowed staff to address the larger concerns without slowing down the project.

Ben Pingree confirmed that staff would prepare a status update for May 2020, and future meetings also; similar to project updates on infrastructure. Moreover, while the motion on the floor authorized the IMC to execute the MOU, staff would not proceed to execution without answers to all the questions and concerns raised by the IA Board.

Commissioner Lindley supported an update in May that included parking, community involvement, vicinity traffic, etc. She clarified however, that execution of the MOU could proceed if resolved prior to May 21, 2020.

Commissioner Proctor quoted Mr. Pingree’s earlier comment that the “improvement to quality of life and the value provided to the surrounding neighborhoods mattered greatly to the people served.” He could not support the Convention Center until the IA Board took action to generate life throughout the whole community; that included the Fairgrounds. The IA Board was not fair in its prioritization of the necessary improvements at that facility. He referenced celebrations by sports teams from Southside schools and stated that could not support, in good faith, the allocation of funds to a project that could not be fully utilized by all citizens. He understood the value of the Convention Center to Tallahassee-Leon County. However, the IA Board did not seem to understand the value to the Southside of installing indoor plumbing at the Fairgrounds.

Regarding the proposal by FAMU, Commissioner Proctor stated that he was not against it but reminded the IA Board that the reasoning for not funding improvements at the Fairgrounds was the prioritization list. The IA Board committed to that list, which included improvements at the Fairgrounds, but would not consider reprioritizing funding for that project. Yet with a three-minute presentation by FAMU, the IA Board was willing to give a \$10 million placeholder. FAMU was not on the list of committed projects but the Fairgrounds were. He thought that was a deceptive, 'bait and switch' by the IA Board.

Commissioner Minor agreed with Commissioner Dozier's concerns of parking and ensuring that the Convention Center was a community asset. He respected the talent of staff however, the speed with which the decision was moving in asking staff to resolve those questions when it was not clear to him that consensus existed amongst the IA Board. It did not seem to be the proper approach. He noted serious concerns about the process and input of the IA Board on the MOU. He supported the project however because, even at the conservative estimate, over the lifetime of the Blueprint 2020 program it could mean a \$1.6 billion economic impact on Tallahassee-Leon County. He would vote in favor of the motion on the floor, even with his reservations, and asserted that they reach consensus on the issues in the coming months.

Mayor Dailey expressed his support for the Convention Center project.

Commissioner Desloge likened the Convention Center to Cascades Park in that it would be the most transformational project by OEV. He noted the significance of the commitment by FSU to shoulder the ongoing operation and maintenance costs. Furthermore, the many statewide associations located in Tallahassee-Leon County held in excess of 2,000 conferences annually. This project would provide the horsepower to the Tallahassee-Leon County to host larger conventions, which served to boost the tourism dollars also.

**The motion passed 10-2 with Commissioners Matlow and Proctor dissenting.**

**Commissioner Maddox moved, seconded by Commissioner Proctor, to approve bring back a future agenda item with the analysis of the FAMU economic development proposal and consideration of funding for \$10 million.**

Commissioner Proctor stated that, regarding process, the FAMU proposal was not included in the voter approved project list. However, he was willing to go out of bounds for the value provided to Tallahassee-Leon County.

**The motion passed 12-0.**

Commissioner Maddox reminded Commissioner Proctor that the Blueprint 2020 program allocated \$12 million to improvements at the Fairgrounds. It was inaccurate to claim that the IA Board had not considered renovations. Those improvements

would be made at the Fairgrounds within a few years and much of that was a direct correlation to Commissioner Proctor's hard work and determination.

Commissioner Richardson also commended Commissioner Proctor's advocacy of the Fairgrounds and directly attributed the funding allocation in the Blueprint 2020 program to his dedication to the project.

**Commissioner Dozier moved, seconded by Commissioner Matlow, to include an agenda item in the May 21, 2020, Budget Workshop analyzing the fiscal projections for the out years of the OEV program (at 1% and 3%), the bond comparison (\$40M and \$50M), and develop a revenue scenario where the increased sales tax revenue from building the convention center would be applied to revenue forecasts.**

**The motion passed 12-0.**

**VI. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS**

3-minute limit per speaker; there will not be any discussion by the Commission

There were no speakers to be heard.

**VII. ADJOURN**

The meeting adjourned at 5:37 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for:*

**Thursday, May 21, 2020, at 3:00 p.m.**