



BOARD OF DIRECTORS MEETING

March 12, 2026

3:00 p.m.

City Commission Chambers

Chair: Brian Welch

Agenda: Regular Meeting

I. AGENDA MODIFICATIONS

PAGE

II. CITIZENS TO BE HEARD

In Person: Citizens desiring to speak must fill out a Speaker Request Form. Speakers are limited to 3 minutes. The Chair reserves the right to limit the number of speakers or time allotted to each.

Written Comments: Please provide written public comment by emailing Comments@BlueprintIA.org until 5 p.m. on March 11, 2026. This will allow ample time for comments to be provided to the IA Board in advance of the meeting. Comments submitted after this time will be accepted and included in the official record of the meeting.

Live Comments via Webex: If you wish to provide comments live during the IA Board meeting via Webex, please register to join at www.blueprintia.org by 5 p.m. on March 11, 2026, and Webex meeting access information will be provided to you via email. Speakers are limited to 3 minutes.

III. INFORMATIONAL ITEMS/PRESENTATIONS

- [Receipt and File:](#)
 - Blueprint Infrastructure Community Engagement Update
 - Citizens Advisory Committee February 26, 2026, Draft Minutes

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IV. CONSENT

1.	Approval of the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes	9

V. GENERAL BUSINESS

2.	Approval of Appointments to the Blueprint Citizens Advisory Committee	15
3.	Approval of Resolution 2026-01 Authorizing Issuance of the Series 2026 Bond Sale	35
4.	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project	217
5.	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Magnolia Drive Trail Project	235
6.	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Corridor Connector (Bannerman Road) Project	257

VI. DIRECTOR DISCUSSION ITEMS

VII. ADJOURN

NEXT BOARD OF DIRECTORS MEETING: June 11, 2026

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

Blueprint Intergovernmental Agency Board of Directors Meeting
Receipt and File: Blueprint Infrastructure Community Engagement Update
March 12, 2026

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

RECENT & UPCOMING ENGAGEMENT

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

Project-related public engagement activities that have transpired or are scheduled between November 6, 2025, and June 11, 2026, (spanning the period between the last and forthcoming IA Board meetings) encompass the following initiatives.

Airport Gateway

- o Construction for Airport Gateway Segment G-1 (Springhill Road from Capital Circle Southwest to south of Windy Pines Lane) is ongoing and expected to be complete in mid-2026. Public notices for traffic pattern changes have been and will continue to be communicated as necessary.

North Monroe Gateway

- o Construction of two landscaped medians between Allen Road and John Knox Road are ongoing and expected to be complete in mid-2026. Public notices for traffic pattern changes have been and will continue to be communicated as necessary.

Northeast Corridor Connector: Bannerman Road

- o Construction of the intersection improvements at Bull Headley Road/Bannerman Road is anticipated to begin in mid-2026. Public notices for traffic pattern changes will be communicated as necessary.

Northeast Gateway Phase 1A – Interstate 10 Overpass

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

Northeast Gateway Phase 2

- o Clarecastle Way Sidewalk construction began in January 2026 and is anticipated to be complete in mid-2026. A postcard mailing was sent to residents in the area in late 2025 informing them of upcoming construction and providing project manager contact information. No road closures were required; however, driveways reconstruction was necessary for the construction of the sidewalk.

Northwest Connector Tharpe Street

- o A public meeting was held February 12, 2026 as part of the ongoing Project Development and Environment (PD&E) Study, and over 100 community members were in attendance. This public meeting was organized in open-house style format and consisted of site plans illustrating the planned improvements to the Tharpe Street corridor as well as a project timeline. The project began with data collection and analysis, which is now complete. The project is currently undergoing its PD&E Study. Upon completion of the PD&E study, the project will move into design, permitting, and ROW acquisition. Construction of the Tharpe Street Corridor will follow these phases.

The [Blueprint Infrastructure Quarter 4 2025 Project Status](#) Report was published in January 2026 on the Blueprint website. The status of all projects is updated regularly and appears on their respective web pages.

- [Airport Gateway](#)
- [Alternative Sewer Solutions](#)
- [Animal Service Center](#)
- [Bike Route System](#)
- [Capital Cascades Trail Segment 4](#)
- [Capital Circle Southwest](#)
- [College Avenue Placemaking](#)
- [Debbie Lightsey Nature Park](#)
- [Fairgrounds Beautification and Improvement](#)
- [Florida A&M University Entry Points](#)
- [Greenways Master Plan Implementation](#)
- [Lake Jackson Greenway](#)
- [Lake Lafayette and St. Marks Regional Linear Park](#)
- [Magnolia Drive Trail](#)
- [Market District Placemaking](#)
- [Midtown Placemaking](#)
- [Monroe-Adams Placemaking](#)
- [North Monroe Gateway](#)
- [Northeast Corridor Connector: Bannerman Road](#)
- [Northeast Gateway: Welaunee Boulevard](#)
- [Northeast Park](#)
- [Northwest Connector Corridor: Tharpe Street](#)
- [Orange Avenue Widening](#)
- [Orange-Meridian Placemaking](#)
- [Southside Gateway](#)
- [Westside Student Gateway](#)

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: May 21, 2026
To: Citizens Advisory Committee
From: Artie White, PLACE Director
Subject: Summary CAC Meeting Minutes for February 26, 2026

Committee Members present:

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

Committee Members absent:

Dr. Elaine Bryant	

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

I. AGENDA MODIFICATIONS

There were no modifications to the published agenda.

II. CITIZEN COMMENTS

There were no citizen comments.

PRESENTATION / INFORMATION ITEMS

Recognition of CAC Members, Kathy Bell and Chuck Goodheart

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

Q4 2025 Blueprint Infrastructure Project Status Report

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

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

Status Update Presentation: Northwest Connector: Tharpe Street

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

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

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

CONSENT

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

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

III. GENERAL BUSINESS

2. Recommendation of Appointments to the Blueprint Citizens Advisory Committee

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

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

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

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

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

3. Election of a CAC Vice-Chair

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

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

IV. ADJOURN

The meeting adjourned at 5:15 p.m.

NEXT CAC Meeting: May 21, 2026

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

March 12, 2026

Title:	Approval of the November 6, 2025, Blueprint Intergovernmental Agency 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:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Intergovernmental Agency Susan Dawson, Blueprint Attorney Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item presents the summary meeting minutes for the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors (IA Board) meeting and requests the IA Board's review and approval of the minutes as presented.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Approve the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

OPTIONS:

Option 1: Approve the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

Option 2: IA Board Direction.

Attachment:

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors November 6, 2025, Meeting.

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: March 12, 2026
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of November 6, 2025

MEMBERS PRESENT

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

Commissioner Welch opened the meeting at 3:05 p.m. **Commissioner Proctor moved to allow Commissioner Maddox to participate telephonically. Commissioner Minor seconded the motion. The motion passed unanimously 8-0 (weighted 46-0). Commissioners Matlow, Porter, and Caban were absent at the time of the vote.**

I. AGENDA MODIFICATIONS

PLACE Director, Artie White, explained there was a correction to General Business Item #4 amending the acreage of one of the parcels to be acquired. The acreage for Parcel 101 was updated in the agenda packet to reflect 0.49 acres and updated attachments were provided to the Board.

II. CITIZENS TO BE HEARD

There were no citizens to be heard for non-agenda items.

III. INFORMATION ITEMS

- Receipt and File
 - Blueprint Infrastructure Community Engagement Update

IV. CONSENT

Item #3 *Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project* was pulled from the Consent Agenda.

Mayor Dailey Moved to accept Consent Items #1 and #2. Commissioner Richardson seconded the motion.

- 1. Approval of the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes**
- 2. Approval of a Reappointment to the Blueprint Citizens Advisory Committee**

After reviewing the minutes from the September 11, 2025, meeting Commissioner Proctor inquired about the available funding for the Orange Avenue Project. Blueprint Director Autumn Calder explained that the Florida Department of Transportation ("FDOT") has allocated \$4.5 million to the project that is currently being used for PD&E and design. Commissioner Proctor expressed concern about the funding and priority of the Orange Avenue Project. Next Commissioner Proctor inquired about which projects will not be under construction in 2026. Director Calder explained that the College Avenue Placemaking and FAMU Entry Points projects will not be under construction in 2026. Commissioner Proctor then requested staff provide a written list of the projects that will not be under construction in 2026.

Commissioner Cummings inquired about the right of way acquisition for the Orange Avenue Project and Director Calder explained that because FDOT has not reached the point in its design for the Orange Avenue Project to determine the necessary parcels, the right of way acquisitions had not begun.

The motion passed unanimously.

Consent Item 3: Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project

PLACE Director Artie White introduced the item by explaining that the IA Board directed staff to return with an informational item on the status of the Fairgrounds Beautification Project. Director White explain that the IA Board accepted the Fairgrounds Master Plan in February 2024 and initiated design of the project. Currently, Blueprint is working on design for the Project and is also working with both County staff and the Fair Association to begin lease negotiations before the project can continue to construction. Director White explained that the County Attorney will lead the lease negotiations and be able to provide additional information to the County Commission as lease negotiations progress.

Commissioner Matlow inquired as to whether Blueprint had already issued a bond for the Fairgrounds Beautification Project and Director Calder explained that the Implementation Plan that was approved by the IA Board in 2018 included a bond issuance for Blueprint. Director Calder further explained that the IA Board also approved a five-year plan that included three bond issuances for Blueprint in fiscal year 2022, fiscal year 2024, and the final one in fiscal year 2026. Commissioner Matlow then inquired about how the lease negotiations would impact implementation of the Fairgrounds Beautification Project and Director White explained that further implementation of the Project would not be able to continue until after the lease renegotiation. Next, Commissioner Matlow inquired about what from the Fairgrounds Master Plan was included in the funding that was allocated for the Fairgrounds Beautification Project. Director Calder explained that the Master Plan assumed that the Fair would remain on the property and that the improvements included a new community building, renovations to the existing restrooms, improvements to the Capitol Park, parking improvements around Gene-Cox Stadium, and underground and storm water improvements.

Commissioner Proctor expressed concern about the current plan for the property and requested that County staff provide information on how the property could be repurposed to accommodate conferences.

Commissioner Welch expressed his concern that there may be better uses for the site and noted that the lease negotiations and relocation of the Fair Association would be further discussed at the County Commission meeting. **Commissioner Welch then called for acceptance of Consent Item 3: Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project by unanimous consent. Motion passed unanimously.**

V. GENERAL BUSINESS/PRESENTATIONS***Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Gateway (Welaunee Boulevard) Project (Agenda Item #4)***

Director Calder provided a brief presentation on the item where she explained that the resolutions would authorize the acquisition of four parcels from two private property owners for the construction of the Northeast Gateway Project. She explained that Phase 1 of the Project south of Interstate 10 was already under construction and that these parcels were necessary to complete the five-legged roundabout. The acquisition of the four parcels would not impact any structures such as businesses or homes.

Commissioner Richardson moved to accept option 1: Approve Resolutions Nos. 2025-03; 2025-04; 2025-05; and 2025-06. The motion was seconded by Mayor Dailey.

Commissioner Richardson inquired about whether negotiations could continue with the property owners following the approval of the resolutions and Director Calder stated that Blueprint would continue working with the property owners. Commissioner Matlow inquired about the negotiations with the property owners to date and Director Calder explained that Blueprint had been in contact with both property owners over the course of several years and after the offer was submitted that neither property owner submitted a counteroffer. Director Calder explained that the resolution is necessary to continue on the project schedule while Blueprint continues to negotiate with the property owners. Commissioners Matlow and Porter spoke against the motion and the Project.

Commissioner Proctor inquired about the decision to begin the eminent domain process for these parcels and what is the determining factor for eminent domain. Director Calder explained that Blueprint maintains a contact log for each parcel and that Blueprint had been in contact with the property owners for years. She further explained that the eminent domain process was initiated to maintain the project schedule. Next, Director White explained that it is a common strategy of some eminent domain attorneys to wait until there is an Order of Taking before there is a conclusion to the negotiations and a submission of a counteroffer by the property owner.

Commissioners Cummings, Minor, Welch, and Richardson expressed their confidence in the work that staff has done to negotiate with the property owners and spoke in favor of the motion.

The motion passed 9-3 (weighted 51-19) with Commissioners Matlow, Porter, and O'Keefe voting in opposition of the motion.

Analysis of the Use of Infrastructure Surtax Revenues for Funding Fire Stations #15 and #17. (Agenda Item #5)

Commissioner Richardson moved to accept Option 1: Accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure surtax that could support improvements to Fire Station #15 and the construction of new Fire Station #17. Commissioner Cuning seconded the motion.

Commissioner Richardson spoke about his disappointment in the lack of progress on the fire stations but accepted the staff analysis that there was not any available funds in the Blueprint budget to add the fire stations as a Blueprint project.

Commissioner Caban spoke about the anticipated \$34 million budget to construct Fire Station 17 and expressed concern that other communities are building similar fire stations for less

money. Commissioner Caban noted that the fire station was scheduled to be operational in 2023 and spoke about the ongoing negotiations between the City and County.

Commissioner Welch reminded the Board that the item was about available funding from Blueprint for the fire stations and asked the Board members not to argue the details of the negotiations between the City and County about the Fire Services Fee.

Commissioner Matlow spoke in favor of the motion.

Commissioner Williams-Cox moved to call the question. Commissioner Caban seconded the motion. The motion passed 11-1 (weighted 63-7) with Commissioner Porter voting in opposition.

The motion to accept Option 1 passed unanimously.

VI. DIRECTOR DISCUSSION ITEMS

Commissioner Porter requested Staff to provide an email with the details of any use of eminent domain for the Bannerman Road and Welaunee Boulevard projects. Blueprint Attorney Susan Dawson explained that this was the first use of eminent domain for either project. Commissioner Porter requested a summary of any parcels that were obtained for the projects and Director Calder clarified that a Right of Way status update on the Welaunee Boulevard and Bannerman Road Projects would be provided.

Commissioner O'Keefe requested a status update on the updating of the Targeted Industry Study and whether healthcare would still be a targeted area. Deputy Director Darryl Jones explained that the solicitation process had been completed, services have been procured, and that OEV was in phase two of the Targeted Industry Study.

Commissioner Williams-Cox congratulated OEV Director Keith Bowers on his recent recognition as one of Florida's 500 Most Influential Business Leaders.

VII. ADJOURN

The meeting adjourned at 4:06 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for **March 12, 2026, at 3:00 p.m.***

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #2

March 12, 2026

Title:	Approval of Appointments to the Blueprint Citizens Advisory Committee
Category:	General Business
Intergovernmental Management Committee	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Megan Doherty, Planning Manager, Blueprint Alexander Delgado, Planner II, Blueprint

STATEMENT OF ISSUE:

This item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) approval of a new appointment to the Blueprint Intergovernmental Agency Citizens Advisory Committee's (CAC) to represent the Greater Tallahassee Chamber of Commerce and IA Board direction on the appointment for the Natural Scientist/Biologist member. The current CAC roster is included as Attachment #1.

FISCAL IMPACT

This item does not have a fiscal impact.

RECOMMENDED ACTION:

- Option 1: Approve the appointment of Gloria Pugh to the Blueprint CAC to represent the Greater Tallahassee Chamber of Commerce.
- Option 2: Appoint one eligible applicant to the CAC to fill the Natural Scientist/Biologist position from the slate of three nominees. The nominees are (in alphabetical order): Steven Brighton, Craig Diamond, and Danielle Irwin.

SUPPLEMENTAL INFORMATION:

Blueprint Citizens Advisory Committee

Blueprint CAC membership positions and terms are established in the Second Amended and Restated Interlocal Agreement and further defined in the CAC Bylaws. CAC members may serve two consecutive, three-year terms. The Second Amended and Restated Interlocal Agreement requires 14 CAC members serving three-year, staggered terms, which shall be selected as follows:

1. Four members selected by the Blueprint Intergovernmental Agency Board from a list of applicants that shall include at least one from each of the following categories:
 - a. At least one financial expert with bonding experience
 - b. At least one planner
 - c. At least one natural scientist/biologist
 - d. One member serving in an at-large position
2. Three members shall be selected by the Board from a list of three names for each position provided by the CAC and shall include one member from the civil rights community, one member from the elderly community, and one member from the disability community.
3. The remaining seven members shall be nominated from the following organizations:
 - a. Board Member of the Greater Tallahassee Chamber of Commerce
 - b. Board Member of the Capital City Chamber of Commerce
 - c. Board Member of the Big Bend Minority Chamber of Commerce
 - d. Chairperson of the Planning Commission or Designee thereof
 - e. Representative from the Council of Neighborhood Associations
 - f. Representative from the Big Bend Environmental Forum
 - g. Representative from the Network of Entrepreneurs and Business Advocates

The CAC Member Roster is included as Attachment 1. The Roster includes a complete list of current CAC members, the organizations or constituencies they represent, and their respective service terms.

Per the CAC Bylaws, CAC memberships are attained through the appointment of members by the Blueprint Intergovernmental Agency Board of Directors, with the exception of the member described in section 1.3(1)(3)(d), which shall either be the Chairperson of the Planning Commission or a Designee selected by the Chairperson of the Planning Commission. Members are either nominated by organizations that hold a seat on the CAC or through direct application to the Agency. All prospective committee members, except the Planning Commission designee, are required to apply to the Agency. The applications are then reviewed by staff to ensure they are consistent with the requirements of the CAC Bylaws for that specific CAC seat. Applications are then provided

to the CAC at a publicly noticed meeting for consideration and recommendation to the IA Board. Finally, CAC applications are submitted to the IA Board as an agenda item, including the recommendation from the CAC, for their consideration and appointment.

APPOINTMENTS

Due to the upcoming expiration of one member's term and a mid-term vacancy, two positions on the Blueprint CAC currently require appointments. Specifically, Kathy Bell will complete her second consecutive three-year term as the Greater Tallahassee Chamber of Commerce representative in March 2026 and is ineligible for reappointment. Additionally, the Natural Scientist/Biologist seat, previously held by Chuck Goodheart, became vacant in November 2025.

Consistent with previous practices, the Greater Tallahassee Chamber of Commerce provided a nominee, Gloria Pugh, to serve as its representative on the CAC. Blueprint recommends that the IA Board appoint Gloria Pugh to this seat; her application materials are included in Attachment #2.

To fill the remaining vacancy, Blueprint advertised the Natural Scientist/Biologist position on the Blueprint website from December 12, 2025, to February 6, 2026, and received three applications. Blueprint has reviewed the applicants' materials and determined that all three meet the criteria for the position. The eligible applicants are (in alphabetical order): Steven Brighton, Craig Diamond, and Danielle Irwin. The applicants' application materials are included as Attachments #3-5. Blueprint staff is recommending the IA Board appoint one of these eligible applicants to the CAC, from the slate of three nominees, to fill the Natural Scientist/Biologist Position.

The CAC reviewed these appointments at their February 26, 2026, meeting and recommended the IA Board approve the appointment of Gloria Pugh for the Greater Tallahassee Chamber of Commerce position and Danielle Irwin to fill the Natural Scientist/Biologist position.

OPTIONS:

- Option 1: Approve the appointment of Gloria Pugh to the Blueprint CAC to represent the Greater Tallahassee Chamber of Commerce.
- Option 2: Appoint one eligible applicant to the CAC to fill the Natural Scientist/Biologist position from the slate of three nominees. The nominees are (in alphabetical order): Steven Brighton, Craig Diamond, and Danielle Irwin.
- Option 3: IA Board Direction

RECOMMENDED ACTION:

- Option 1: Approve the appointment of Gloria Pugh to the Blueprint CAC to represent the Greater Tallahassee Chamber of Commerce.
- Option 2: Appoint one eligible applicant to the CAC to fill the Natural Scientist/Biologist position from the slate of three nominees. The nominees are (in alphabetical order): Steven Brighton, Craig Diamond, and Danielle Irwin.

Attachments:

1. CAC Member Roster 2026
2. CAC Application Materials for Greater Tallahassee Chamber of Commerce Nominee Gloria Pugh
3. CAC Application Materials for Natural Scientist/Biologist position applicant Steven Brighton
4. CAC Application Materials for Natural Scientist/Biologist position applicant Craig Diamond
5. CAC Application Materials for Natural Scientist/Biologist position applicant Danielle Irwin

BLUEPRINT

INTERGOVERNMENTAL AGENCY

2026 Citizens Advisory Committee

The Citizens Advisory Committee served in an advisory capacity to the Blueprint 2000 Intergovernmental Agency. It is the responsibility of the Citizen Advisory Committee to review work plans, financial audits, and performance audits and to make recommendations to the Blueprint 2000 Intergovernmental Agency.

Current Membership, as of March 12, 2026

Appointee Type	Organization/Community Representation	Appointee	Term	Term Expiration
Open Application	Financial Expert	William McCloud	First	9/27
Open Application	Planner	Mary Glowacki	Second	11/26
Open Application	Natural Scientist /Biologist	Vacant		
Open Application	At-large Position	Christopher Daniels	Second	11/26
Open Application	Civil Rights Community	Vacant		
Open Application	Elderly Community	Fred Varn	Second	12/27
Open Application	Disability Community	Whitney Doyle	First	12/26
Nomination by Organization	Greater Tallahassee Chamber of Commerce	Kathy Bell	Second	3/26
Nomination by Organization	Capital City Chamber of Commerce	Bryon Greene	First	12/26
Nomination by Organization	Big Bend Minority Chamber of Commerce	Dr. Elaine Bryant	First	5/28
Nomination by Planning Commission	Planning Commission Member or Designee thereof	LaRoderick McQueen	Second	9/28
Nomination by Organization	Council of Neighborhood Associations	Leroy Peck	Second	9/27
Nomination by Organization	Big Bend Environmental Forum	Deborah Burr	First	9/27
Nomination by Organization	Network of Entrepreneurs and Business Advocates	Hollie Myers	Second	9/28

Please return via email to:
megan.doherty@blueprintia.org

Via mail:
Blueprint Intergovernmental
Agency
315 South Calhoun St, Suite 450
Tallahassee, Florida 32301

Via fax: (850) 219-1098

Questions? Please call: 219-
1060

BLUEPRINT



INTERGOVERNMENTAL AGENCY

CITIZEN ADVISORY COMMITTEE APPLICATION

Nominating Organization (if applicable): Tallahassee Chamber of Commerce

Name: Gloria Pugh

Business or Home Address: 319 Ross Road, Tallahassee, FL 32305

Email: gloria@amwatmovers.com

Work or Cell Phone: 850-877-7131 W

Occupation: CEO

Employer: AMWAT Moving Warehousing Storage

Address: 319 Ross Road, Tallahassee, FL 32305

Race: ☐ White ☒ xxHispanic ☐ Asian or Pacific Islander
☐ Black ☐ American Indian or Alaskan Native ☐ Other

Sex: ☐ Male ☐ xxFemale

Identify any potential conflicts of interest that might occur if you are appointed: N/A

Are you a City resident? ☒ xxYes ☐ No
Are you a Leon County resident? ☒ xxYes ☐ No
Are you a City property owner? ☒ xxYes ☐ No
Are you a Leon County property owner? ☒ xxYes ☐ No
Can you serve a full three-year term? ☒ xxYes ☐ No
Can you regularly attend meetings? ☒ xxYes ☐ No

Conflicts: _____

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Please provide biographical information about yourself (attach a resume, if available). Identify previous experience on other boards/committees; charitable/community activities; and skills or services you could contribute to this advisory committee:

I have served as Chief Executive Officer of AMWAT Moving Warehousing Storage since 2005, where I provide executive leadership, guide long-term strategy, and oversee the company's financial and operational health. As a co-founder, I have led the company's growth from a small regional moving operation into a diversified logistics and warehousing organization supporting residential, commercial, and institutional clients throughout Florida and beyond.

My work has consistently placed me at the intersection of business growth, workforce challenges, infrastructure needs, and long-range planning. As a logistics-based company, our success is directly tied to transportation systems, industrial zoning, workforce availability, housing affordability, and thoughtful regional development. These realities have shaped how I view economic development not as isolated projects, but as interconnected decisions that impact employers, employees, and the overall vitality of our community.

In 2021, I was elected President of the Professional Movers Association of Florida, becoming the first woman to lead Florida's moving industry. During my tenure, I chaired a comprehensive review of Florida Statute Chapter 507, which governs household moving services. After identifying significant consumer-protection and regulatory gaps, I independently researched and drafted proposed statutory revisions, presented them to the association's board, and successfully advanced legislation that was enacted into law within two years. This effort required persistence, collaboration, and the ability to balance regulation with the practical realities of business operations.

Civic involvement has always been important to me. I currently serve on the Executive Committee of the Greater Tallahassee Chamber of Commerce, where I have supported initiatives focused on economic vitality, community resilience, and workforce support. In addition to board service, I have helped lead community outreach efforts such as the Summer Fill-A-Truck campaign benefiting Second Harvest of the Big Bend and hurricane relief supply drives delivering resources to Florida counties in need.

I have also served as Communications Chair for the Community Council on Gun Violence, working alongside community leaders to explore prevention strategies and solutions that strengthen neighborhood stability an important component of workforce retention and quality of life. I am a founding member of the Tallahassee Film Festival and participated in the Get Gaines Going initiative, which helped spark the redevelopment that became CollegeTown.

Through my professional and civic work, I have gained experience collaborating across public, private, and nonprofit sectors, listening to diverse viewpoints, and working toward shared goals that serve the broader community. I value thoughtful growth, responsible planning, and decision-making that supports both economic opportunity and community livability.

If selected to serve on the Blueprint Committee, I would bring a practical, business-minded perspective grounded in real-world experience, respectful dialogue, collaboration, and a genuine commitment to the City of Tallahassee and Leon County's continued growth and success.

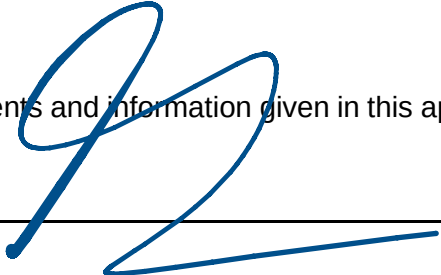
References (at least one):

Eduardo Gonzalez Loumiet, Ruvos LLC (850) 254-7270

Micheal Dalby, Greater Tallahassee Chamber of Commerce (850) 224-8116

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

All statements and information given in this application are true to the best of my knowledge.

Signature:  _____

Date: 1 / 2 6 / 2 0 2 6

Revised 6/5/2024

Please return via email to:
megan.doherty@blueprintia.org

Via mail:
Blueprint Intergovernmental
Agency
315 South Calhoun St, Suite 450
Tallahassee, Florida 32301

Via fax: (850) 219-1098

Questions? Please call: 219-
1060

BLUEPRINT



INTERGOVERNMENTAL AGENCY

CITIZEN ADVISORY COMMITTEE APPLICATION

Nominating Organization (if applicable): _____

Name: Steven Brighton

Business or Home Address:
2619 Centennial Blvd., Suite 200, Tallahassee, FL 32308

Email: Steven.Brighton@Kimley-Horn.com

Work or Cell Phone: 850-759-4421

Occupation: Environmental Scientist

Employer: Kimley-Horn and Associates, Inc.

Address: 2619 Centennial Blvd., Suite 200, Tallahassee, FL 32308

Race: ☒ White ☐ Hispanic ☐ Asian or Pacific Islander
☐ Black ☐ American Indian or Alaskan Native ☐ Other

Sex: ☒ Male ☐ Female

Identify any potential conflicts of interest that might occur if you are appointed:

No conflicts of interest.

Are you a City resident? ☐ Yes ☒ No
Are you a Leon County resident? ☒ Yes ☐ No
Are you a City property owner? ☐ Yes ☒ No
Are you a Leon County property owner? ☒ Yes ☐ No
Can you serve a full three-year term? ☒ Yes ☐ No
Can you regularly attend meetings? ☒ Yes ☐ No

Conflicts: _____

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Please provide biographical information about yourself (attach a resume, if available). Identify previous experience on other boards/committees; charitable/community activities; and skills or services you could contribute to this advisory committee:

Please see attached resume.

Education:

University of West Florida

(College/University attended)

Bachelor of Science in Environmental Management

(Degree received, if applicable)

(Graduate School Attended)

(Degree received, if applicable)

References (at least one):

Shawn Kalbli; 2619 Centennial Blvd., Suite 200, Tallahassee, FL 32308 850-583-5687

(Name/Business Address)

(Phone)

Charlie Johnson; 2619 Centennial Blvd., Suite 200, Tallahassee, FL 32308 850-583-5658

(Name/Business Address)

(Phone)

(Name/Business Address)

(Phone)

All statements and information given in this application are true to the best of my knowledge.

Signature: 

Date: 2/6/2026

Revised 6/5/2024

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Steven Brighton

Kimley-Horn and Associates, Inc.

Steven is an Environmental Scientist with nine years of experience in natural resource assessment and listed species surveys, working on both public- and private-sector projects that include state parks, nature centers, environmental restoration, trails, roadways, bridge replacements, utilities, solar, commercial and industrial developments, residential developments, shoreline restoration, and shoreline cleanup and assessment. His experience includes wetland delineation, wetland functional assessment, wetland restoration planning and monitoring, listed species surveys and permitting, Environmental Resource Permits (ERP), United States Army Corps of Engineers 404 Permitting, city and county wetland permitting, stream and habitat assessments, U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission Incidental Take Permits (ITPs), Habitat Conservation Plans (HCPs), technical writing, and ArcGIS analysis.

Outside of work, Steven enjoys spending time with his wife and four children, utilizing the outdoor spaces throughout Tallahassee and Leon County for sports, hiking, biking, and fishing. Additionally, Steven is an active member of his Church, where he is member of their foster care ministry that provides meals, support, fellowship, and respite care for foster families.

Professional Credentials

- Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent

Professional Organizations

- Florida Association of Environmental Professionals

Relevant Experience

SR 263 Improvements and Widening, Tallahassee, Leon County, FL – Environmental Scientist

Provided wetland delineations, listed species surveys, state and federal permitting services for the improvements along Capital Circle Southwest.

Wakulla Environmental Institute Environmental Assessment, Wakulla County, FL – Environmental Scientist

Supported the environmental review of a federally funded project with Tallahassee State College. The project consisted of construction of four tiny homes and associated infrastructure including access roads and utilities as part of the College's sustainable construction program. Kimley-Horn conducted wetland studies, listed species

assessments, and contamination assessments of the project site and determined an Environmental Assessment was required due to the project's federal funding. Kimley-Horn coordinated with HUD staff, tribal entities, USFWS, FWC, FDEP, and coordinated with public stakeholders to assemble the Environmental Assessment for federal agency review and approval.

County Line Road, Bay County, FL – Environmental Scientist

Conducted field assessments to determine the extent of wetlands and surface waters surrounding County Line Road in Bay County. Worked with engineering team to minimize impacts to aquatic features. Coordinated wetland mitigation with federal and state agency review staff. Provided listed species surveys, including gopher tortoise surveys within the existing ROW, to identify any active burrows prior to construction.

CR 121 Improvements, Nassau County, FL – Environmental Scientist

Led wetland and listed species assessment for a 28-mile roadway improvement project, including re-paving, cross-drain replacements, and box culvert replacements. Determined jurisdictional status of on-site wetlands through agency coordination. Coordinated and led pre-app meetings with state and federal agencies to understand permitting requirements associated with wetland and service water impacts. Assembled state and federal permit applications.

Kellogg Nature Center, Bay County, FL – Environmental Scientist

Provided environmental permitting support for a Nature Center on County land. Conducted wetland delineations, species surveys, and assembled environmental reports in support of permit applications.

Additional Relevant Experience

- **Greenville Stormwater Improvements, Greenville, Madison County, FL**
- **Echo Circle Stormwater Park, Okaloosa County, FL**
- **Bald Point State Park Expansion, Franklin County, FL**
- **Isaac Byrd Park, Lynn Haven, FL**
- **Marion County Middle School, Marion County, FL**
- **SR 89 Stormwater Replacement, Escambia County, FL**
- **Tenoroc Public Use Area Shooting Range**
- **Tenoroc Public use Area Youth Camp**
- **Cecil Webb Wildlife Management Area Youth Camp**
- **Project Cyprus Industrial Site, Leon County, FL**
- **Project Mango Industrial Site, Leon County FL**
- **First City Solar, Escambia County, FL**
- **Summit Industrial, Santa Rosa County, FL**

Please return via email to:
megan.doherty@blueprintia.org

Via mail:
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315 South Calhoun St, Suite 450
Tallahassee, Florida 32301

Via fax: (850) 219-1098

Questions? Please call: 219-
1060

BLUEPRINT



INTERGOVERNMENTAL AGENCY

CITIZEN ADVISORY COMMITTEE APPLICATION

Nominating Organization (if applicable): n/a

Name: Craig Diamond

Business or Home Address:

405 Inglewood Dr. Tallahassee, FL 32301

Email: cjdiamond@comcast.net

Work or Cell Phone: 850-294-0065

Occupation: (retired as 'regional manager emeritus')

Employer: The Balmoral Group, LLC

Address: 200 W Welbourne Ave, Winter Park, FL 32789

Race: ☒ White ☐ Hispanic ☐ Asian or Pacific Islander
☐ Black ☐ American Indian or Alaskan Native ☐ Other

Sex: ☒ Male ☐ Female

Identify any potential conflicts of interest that might occur if you are appointed:

Are you a City resident? ☒ Yes ☐ No
Are you a Leon County resident? ☒ Yes ☐ No
Are you a City property owner? ☒ Yes ☐ No
Are you a Leon County property owner? ☒ Yes ☐ No
Can you serve a full three-year term? ☒ Yes ☐ No
Can you regularly attend meetings? ☒ Yes ☐ No

Conflicts: none

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Please provide biographical information about yourself (attach a resume, if available). Identify previous experience on other boards/committees; charitable/community activities; and skills or services you could contribute to this advisory committee:

45 yrs experience in environmental sciences as an academic (both research and teaching); scientist, planner, policy analyst and project manager for local, regional and state governments; and as private sector consultant to government (US and AU) dealing with economics of natural resources and infrastructure. For Leon County and the City, I initiated and staffed the Leon County Water Resources Advisory Committee and the Gaines Street Citizens Advisory Committee, oversaw the staff supporting the Canopy Roads Committee and the Bike-Ped Committee, and I served on the CRTPA Citizens Advisory Committee. I worked with the leadership of the committee that prepared the original Blueprint 2000 report to better integrate greenways and trails acquisitions with stormwater projects and roadway improvements (and associated cost estimating). I've served as chair, vice-chair, and secretary/treasurer for the boards and executive committees of local and national conservation non-profits.

Education:

Union College (NY)

(College/University attended)

BS, Mathematics

(Degree received, if applicable)

University of Florida

(Graduate School Attended)

MS, Systems Ecology / Environmental Engineering

(Degree received, if applicable)

References (at least one):

Deb Burr

850-443-2209

(Name/Business Address)

(Phone)

Grant Gelhardt

850-274-4951

(Name/Business Address)

(Phone)

Greg Wilson

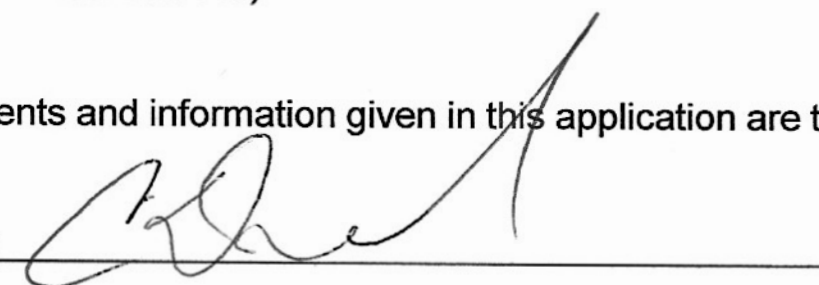
850-519-1338

(Name/Business Address)

(Phone)

All statements and information given in this application are true to the best of my knowledge.

Signature:



Date:

1/3/26

Revised 6/5/2024

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

RESUMÉ

CRAIG DIAMOND

405 INGLEWOOD DRIVE

TALLAHASSEE, FL 32301

cjdiamond@comcast.net

+1 (850) 294-0065

Mr. Diamond has more than 45 years' experience and expertise in the areas of policy planning, transportation planning, environmental resource economics, environmental planning, wetlands science, and water resources science and planning. He is an experienced project manager and academician, including more than 18 years' experience teaching undergraduate and graduate classes in environmental sciences, policy and planning. He served as Florida's last Chief of State Planning and has been admitted by the Florida Division of Administrative Hearings as an expert witness in the following areas: environmental planning, comprehensive planning, wetlands science, water resources planning, and water resources science.

Education

- Master of Science Environmental Engineering Sciences, University of Florida, 1984
- Bachelor of Science, Mathematics, Union College, New York, 1976

Professional Affiliations

- International Association for the Advancement of Emergency Research: Executive Council Member (2025 – present)
- Florida Natural Resources Leadership Institute Alumni Association: Board Member; Treasurer (2011 – present)
- Florida Lake Management Society, Northwest Chapter: Vice President (1999 - 2001)
- Florida Association of Environmental Professionals, Northwest Chapter: Treasurer (1995 – 1999); Vice President (2003 – 2004)

Professional Experience

- 2012 – 2025: Regional Manager, Economics. The Balmoral Group (currently serving in emeritus and advisor capacity)
- 2011 – 2012: Research Fellow. The Florida Institute of Government at Florida State University, Tallahassee, Florida
- 2007 – 2012: Chief of State Planning. Florida Department of Community Affairs
- 2005 – 2009: Adjunct Faculty. FSU Dept. of Urban and Regional Planning
- 1996 – 1998: Adjunct Faculty. FAMU Environmental Sciences Institute
- 1994 – 2005: Adjunct Faculty. FSU Dept. of Geography
- 1994 – 2007: Special Projects Manager; Supervisor of Environmental Planning. Tallahassee-Leon County Planning Department.
- 1992 – 1994: Water Resources Planner. Northwest Florida Water Management District

Experience (cont'd)

- 1991 – 1992: Program Administrator. Florida Communities Trust
- 1990 – 1991: Adjunct Faculty. FAU Dept. of Urban and Regional Planning
- 1987 – 1991: Adjunct Faculty. FAU Dept. of Geography
- 1985 – 1991: Senior Research Associate. FAU-FIU Joint Center for Environmental and Urban Problems
- 1981 – 1985: Graduate Research Assistant. Center for Wetlands, University of Florida
- 1978 – 1981: Operations Researcher. Schimpeler-Corradino Associates / Kaiser Transit Group; Metro-Dade County Office of Transportation Planning
- 1977 – 1978: Engineering Technician. City of Miami
- 1977 – 2026: Luthier. Grove Guitars

Select Volunteer Experience (additional details upon request)

- 2025 – 2026: Group Empowerment Team Member (Sierra Club, Florida Chapter)
- 2023 – 2026: Chair, Legislative Advisory Committee (Sierra Club, Florida Chapter)
- 2022 – 2024: ExCom Member (Sierra Club, Florida Chapter)
- 2022 – 2024: Volunteer Co-Lead, Land Water & Wildlife Campaign (Sierra Club)
- 2022 – 2025: Committee Member (Sierra Club, Conservation Policy Committee)
- 2020 – 2022: Member, Land Water & Wildlife Strategy & Engagement Team (Sierra Club)
- 2016 – 2019: Chapter Support / Capacity Building Committee (Sierra Club)
- 2016 – 2018: Volunteer Co-Lead, Nearby Nature Campaign (Sierra Club)
- 2012 – 2024: Volunteer Co-Lead: Resilient Habitats Campaign; Our Wild America Campaign (Sierra Club)
- 2012 – 2026: Treasurer and ExCom Member (Sierra Club, Big Bend Group)
- 2012 – 2026: Board Member, Past President and Past Chair of Issues Committee (Apalachicola Bay & Riverkeeper)
- 2011 – 2013: ExCom Member (Sierra Club, Florida Chapter)
- 2007 – 2011: Board-Appointed Steering Committee Member Sierra Club, (Florida Chapter)
- 2001 – 2003: Sustainable Planet Strategy Team (Sierra Club)
- 1990 – 1991: Chair, Atlantic Eco-Region Campaign (Sierra Club)
- 1989 – 1991: Vice-Chair and ExCom Member, Conservation Chair (Sierra Club, Florida Chapter)
- 1987 – 2024: Chair, Everglades Campaign (Sierra Club, Florida Chapter)
- 1985 – 1987: Associate Member, Energy Committee (Sierra Club)
- 1985 – 1991: ExCom Member, Treasurer Sierra Club, (Loxahatchee Group)

Publications (upon request)

Please return via email to:
megan.doherty@blueprintia.org

Via mail:
Blueprint Intergovernmental
Agency
315 South Calhoun St, Suite 450
Tallahassee, Florida 32301

Via fax: (850) 219-1098

Questions? Please call: 219-
1060

BLUEPRINT



INTERGOVERNMENTAL AGENCY

CITIZEN ADVISORY COMMITTEE APPLICATION

Nominating Organization (if applicable): Tallahassee Area Association of Environmental Professionals

Name: Danielle H. Irwin

Business or Home Address:

3185 Ferns Glen Dr.

Tallahassee, FL 32309

Email: dirwin@cumminscederberg.com

Work or Cell Phone: 904/537-5013

Occupation: Environmental Consultant

Employer: Cummins Cederberg

Address: 336 E. College Ave., Suite 201, Tallahassee, FL, 32301

Race: ☒ White ☐ Black ☐ Hispanic ☐ American Indian or Alaskan Native ☐ Asian or Pacific Islander ☐ Other

Sex: ☐ Male ☒ Female

Identify any potential conflicts of interest that might occur if you are appointed:

Are you a City resident?	☒ Yes	☐ No
Are you a Leon County resident?	☐ Yes	☐ No
Are you a City property owner?	☒ Yes	☐ No
Are you a Leon County property owner?	☐ Yes	☐ No
Can you serve a full three-year term?	☒ Yes	☐ No
Can you regularly attend meetings?	☒ Yes	☐ No

Conflicts: _____

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Please provide biographical information about yourself (attach a resume, if available). Identify previous experience on other boards/committees; charitable/community activities; and skills or services you could contribute to this advisory committee:

Board Positions: Tallahassee Area Association of Environmental Professional,
League of Women Voters of Tallahassee, Sunrise Rotary Club of Tallahassee

Committees: Leon County Water Resource Committee, Florida Resilience Conference

Planning Committee. I have been in the environmental regulation world for 25 years in Florida,
including as former FDEP Deputy Director of Water Resource Management.

My focus through the years has been on wetlands, shorelines, surface waters, submerged lands, stormwater,
listed species, resilience planning, coastal management, and environmental resource permitting.

My clients include private and public sector client. Leon County / Tallahassee are
not markets I serve in my employment with a coastal engineering firm.

Education:

University of Southern California

(College/University attended)

BS Biology, BA Environmental Studies: Policy Track

(Degree received, if applicable)

Florida State University

(Graduate School Attended)

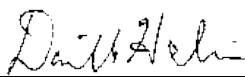
MS Oceanography (with focus on biological oceanography)

(Degree received, if applicable)

References (at least one):

Fred Aschauer, Lewis Longman Walker	850/445-4792
(Name/Business Address)	(Phone)
Elva Peppers, FELSI	850/566-6213
(Name/Business Address)	(Phone)
Pepper Uchino, FSBPA	850/727-9040
(Name/Business Address)	(Phone)

All statements and information given in this application are true to the best of my knowledge.

Signature: 

Date: 2/5/2026

Revised 6/5/2024

This Application may be subject to Public Records disclosure pursuant to Ch. 119, Florida Statutes.

Danielle Harvey Irwin
3185 Ferns Glen Dr., Tallahassee, FL 32309
904/537-5013
danielle.h.irwin@gmail.com

Professional Experience

- 7/19- Present **Cummins Cederberg, Inc. Tallahassee, FL**
Associate Principal
Participate as an executive team member in the statewide growth of a Miami-based marine and coastal engineering firm. Open and direct the Tallahassee office. Manage waterfront project design and environmental permitting along tidal waters. Promote business development efforts in the areas of coastal resiliency, coastal construction, shoreline management, tidal wetland and benthic biological assessments, marina and waterfront developments, submerged lands/riparian rights, and policy development. Direct staff training and development efforts. Coordinate with projects with the firm's Miami, Jupiter, Ft. Lauderdale, Sarasota, St. Petersburg, Gainesville and Jacksonville offices.
- 8/15- 7/19 **Coastal Systems International, Inc. Tallahassee, FL**
Director
Open and direct the Tallahassee office for Miami-based firm. Lead business development efforts in the areas of coastal resiliency, coastal construction, beach management, aquatic biological assessments, marina and waterfront developments, and island master planning. Direct staff training and development efforts. Coordinate staff in two offices - Miami, West Palm Beach. Actively manage clients, projects, and budgets.
- 2/12- 6/15 **Florida Department of Environmental Protection. Tallahassee, FL**
Division of Water Resource Management
Deputy Director
Oversee state-wide water resource regulatory programs including Submerged Lands and Environmental Resource Permitting (ERP) Program, Beaches, Inlets and Ports Program, Mining and Mitigation Program, Oil and Gas Permitting Program, Beaches and Mining Funding Assistance Program, Coastal Construction Control Line Program, Beaches Field Services and Compliance/Enforcement Program, Engineering, Hydrology, and Geology Support Program and the Beaches, Mining and ERP Biology and GIS Support Program. Activities include directing and motivating staff, rulemaking and policy decisions, assisting in legislative efforts, representing the Department at conferences and public meetings, and managing budgets.
- 2/05 - 2/12 **DHF Consulting, Inc., Jacksonville, FL**
President - CEO
Assisted private landowners, developers, municipalities, and investors in their State and Federal Environmental Resource Permitting needs; perform wetland delineations, wetland and endangered species assessment, mitigation plan development, permitting feasibility studies, sovereignty submerged lands authorizations, and project coordination with engineers, surveyors, planners, and attorneys.
- 8/10 - 5/12 **Florida State College, Jacksonville, FL**
Adjunct Faculty
Taught Biology and Microbiology to undergraduate students via in-person lectures and laboratory sessions, and online education.
- 10/01 - 2/05 **Florida Department of Environmental Protection, Jacksonville, FL**
Environmental Specialist, Submerged Lands & Environmental Resources Program
Processed environmental resource permits for private and public sector projects involving wetland/ surface water impacts (i.e. wetland mitigation dredging, docking facilities, and shoreline stabilization); processed sovereignty submerged

lands lease and easement applications. Trained fellow staff on use of GIS for project review.

- 8/99 - 7/01 **Florida State University, Oceanography Department, Tallahassee, FL**
Graduate Research Assistant & Teaching Assistant
Conducted microbial and molecular research on Gulf of Mexico nitrogen fixing bacteria in estuarine sediment under a DOE funded molecular nitrogen grant.
- 5/99 - 8/99 **Woods Hole Oceanographic Institute, Woods Hole, MA**
Research Assistant
Calibrated Fast Repetition Rate Fluorimeter, analyzed water column data from research cruises using Mat lab, maintained phytoplankton monocultures, and coordinated research projects for under graduate fellows under a NASA funded ground truthing grant.
- 1/97 – 3/97 **Scripps Institute of Oceanography, Antarctic**
LTER Research Assistant
Collected and processed water column samples for HPLC and nutrient analysis, Assisted in krill sample processing and updated computer data logs under a National Science Foundation-funded Long-Term Ecological Research (LTER) Program in the Southern Ocean.

Education

Florida State University

2001 Master of Science, Oceanography

University of Southern California

1998 Bachelor of Science, Biology

1998 Bachelor of Arts, Environmental Social Science

Certifications

- 2020-Present WEDG – Waterfront Edge Design Guidelines, Waterfront Alliance
2016-Present CFM – Certified Floodplain Manager, FEMA
2012-Present PWS – Professional Wetland Scientist Certification, Society of Wetland Scientists
2009-Present LEED AP (Accredited Professional), BD&C, US Green Building Council
2009-2012 DBE - Disadvantage Business Enterprise, Florida Department of Transportation
2008-2012 JSWB - Jacksonville Small and Emerging Business
2008-2012 MBE - State of Florida Minority Business Enterprise

Chair/Board Positions

- 2020-Present Sunrise Rotary Club of Tallahassee, Board Member
2019-Present League of Women Voters of Tallahassee, Board Member
2019-Present Leon County Water Resources Committee
2019-Present Killearn Homes Association, Board Member, Lakes Chair
2016-Present Florida Association of Environmental Professionals, Tallahassee Area Chapter
2021-2023 League of Women Voters of Florida, Board Member
2012-2015 Florida Shores and Beach Preservation Association, Ex-Officio Board Member
2012-2015 Florida Beaches Habitat Conservation Plan, Co-Chair, Steering Committee
2009-2012 Rudder Club of Jacksonville, Board Member

Professional Societies

- 2003-Present FAEP – Florida Association of Environmental Professionals
2021-Present ASAP – American Society of Adaptation Professionals
2016-Present ASFPM – Association of State Floodplain Managers
2016-Present FFMA – Florida Floodplain Managers Association
2006-Present SWS – Society of Wetland Scientists
2009-2015 USGBC - United States Green Building Council
2007-2012 FAESS - Florida Association of Environmental Soil Scientists
2007-2008 Florida Marine Contractors Association
2003-2004 ASPA – American Society for Public Administration
2000-2003 ASM – American Society of Microbiology
1992-Life Phi Sigma Biological Honor Society

Blueprint Intergovernmental Agency Board of Directors Agenda Item #3

March 12, 2026

Title:	Approval of Resolution 2026-01 Authorizing Issuance of the Series 2026 Bond Sale
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Tres Long, Blueprint Finance Officer

STATEMENT OF ISSUE:

This item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) authorization to obtain bond financing to implement the Fiscal Year (FY) 2026 financing plan, as approved at the September 11, 2025, meeting. This Resolution will allow the Agency to proceed with the sale of bonds in an amount not to exceed \$90 million to finance projects already approved within the FY 2026 budget and Capital Improvement Program.

FISCAL IMPACT

This item has fiscal impact. The actions requested in this agenda item authorize a bond issue of up to \$90 million.

RECOMMENDED ACTION:

Option 1: Authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion.

SUPPLEMENTAL INFORMATION:

This item seeks IA Board authorization to obtain up to \$90 million in bond financing to advance fund Blueprint infrastructure projects. The Blueprint Intergovernmental Agency is responsible for implementing these projects, which are identified in the Second Amended and Restated Interlocal Agreement (Interlocal Agreement) and funded by the local option sales surtax.

The IA Board has directed the advance funding of projects to allow for implementation prior to the accumulation of sufficient sales tax revenues. To accomplish this, Blueprint actively pursues grants opportunities, leverages partnerships, and secures financing through the issuance of municipal bonds, a widely used financing mechanism that allows governments to fund infrastructure projects. When a local government issues bonds, it enters into a contractual agreement with investors, committing to repay the borrowed principal along with interest at a fixed rate over a defined period of time.

The Agency's FY 2026 Capital Improvement Plan (Attachment #1) was adopted at the September 11, 2025, IA Board Public Hearing and included a financing strategy to implement the prioritized Blueprint projects with bond funding in FY 2026. The FY 2026 bond issue maintains project implementation consistent with previous IA Board direction and builds upon previous investments to accomplish the following:

- Funding for construction of a sidewalk along Tharpe Street from Ocala Road to Mission Road, as well as design of roadway improvements for this segment to continue positioning this project for maximum federal leveraging and grant opportunities.
- Continued construction of congestion reducing projects such as Northeast Gateway: Phase 2 and Northeast Connector: Bannerman Road.
- Design and construction of key Southside infrastructure projects, including Airport Gateway and Beautification and Improvements to the Fairgrounds.

Blueprint is requesting bond financing for up to \$90 million to complete the projects as approved by the IA Board. Blueprint staff have met with the Agency's financial advisors, PFM, and their recommendation is to pursue bond financing with a competitive public offering, as this is currently the lowest-cost option in terms of total closing costs and debt service over the life of the debt. The market analysis prepared by PFM is included as Attachment #2. The recommended Option #1 in this item includes all the necessary IA Board approvals for each phase of the FY 2026 bond financing process.

BOND ISSUE PROCESS

Consistent with the bond issue process followed for Blueprint's recent Series 2024 Bonds, the Agency employs subject-area expertise including bond counsel, financial advising, and bond disclosure counsel to ensure the best value financing option including most competitive interest rates, bond intermediary fees, and credit rating fees. Previously, the Agency held an AA credit rating and that is expected to continue, as recently confirmed

by a representative from Fitch ratings. Two credit ratings, which are required by companies purchasing the bond issue, will be secured from commercial credit rating agencies.

Per the approved FY 2026 budget, the total amount to be financed in FY 2026 is \$83 million. This estimated finance amount was based on conservative interest rate assumptions from summer 2025. At that time, interest rates were predicted to moderately increase, however, interest rates have declined. If interest rates on municipal debt continue to decline prior to the bond sale, the amount of annual debt service on a greater amount of bond principal could equal the amount of debt service that has been budgeted for the Series 2026 bond. As a result of lower interest rates, it is advantageous to increase the authorized amount up to \$90 million, as the debt service will equal what has been budgeted and approved by IA Board on September 11, 2025.

The IA Board approved the Agency's Master Debt Resolution (Attachment #3) at the December 10, 2020, meeting, and all debt issued by the Agency will fall under the provisions of this master resolution. Under the Master Debt Resolution, all future debt issued by the Agency, such as the FY 2026 bond, will have parity with previous debt issues, including the Series 2022 and Series 2024 Bonds. Structuring the Agency's debt in this manner improves debt ratings and the Agency's risk profile, further ensuring the most optimal financing option with a competitive rate.

Option #1 seeks IA Board approval for the Series 2026 Supplemental Resolution (Attachment #4) to the Master Debt Resolution (Attachment #3). This Resolution will allow the Agency to proceed with the sale of bonds in an amount not to exceed \$90 million to finance projects already approved within the FY 2026 budget and Capital Improvement Program.

Should the IA Board approve recommended Option #1, PFM will prepare the documentation to obtain the most favorable pricing for the bonds. Obtaining the Agency's credit rating will take approximately 30 to 45 days after contracts are initiated. Once the pre-sale and post-sale documentation is prepared, approval of Option #1 also authorizes the IA Board Chair to sign all required documentation. Subsequently, PFM will provide the information about the bond offering to financial markets in summer 2026 and closing on the bond issue is expected approximately one month thereafter. An update on the bond issuance will be provided during the September 24, 2026, IA Board meeting, which will also include the annual Blueprint second budget hearing.

Should the IA Board not approve Option #1, Blueprint will not receive up to \$90 million in bond funding to advance projects. Under this scenario, bond issuance and associated debt service costs would not be incurred. Projects would proceed based on the pace of surtax revenue collections, resulting in delayed implementation. This delay would likely increase overall costs due to inflation, as has been seen with projects currently under design.

CONCLUSION

Option #1 of this item seeks IA Board authorization and approval to obtain bond financing to support the timely advancement of Blueprint projects. The planned FY 2026 bond issuance, for up to \$90 million, would maintain project progress consistent with previous IA Board direction and leverages previous investments. Projects proposed to be funded by the FY 2026 bond will provide economic development, improve safety, and alleviate congestion by constructing over 19 lane miles of new roadways and almost 40 miles of new multimodal facilities throughout Leon County.

Should the IA Board authorize Blueprint to obtain the approved bond funding as detailed in the approved FY 2026 budget, the Agency's financial advisors will provide the information about the bond offering to financial markets in summer 2026. Closing on the bond issue is anticipated approximately one month thereafter. An update on the bond issuance will be provided at the September 24, 2026, IA Board meeting.

OPTIONS:

Option 1: Authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion.

Option 2: IA Board Direction.

RECOMMENDED ACTION:

Option 1: Authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion.

Attachments:

1. Blueprint Infrastructure FY 2026-2030 Capital Improvement Program
2. Market Analysis Prepared by PFM Financial Advisors
3. Master Debt Resolution No. 2020-06
4. Supplemental Resolution No. 2026-01 for Series 2026 Bond

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

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

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

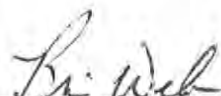
WHEREAS, the Board hereby approves the five-year Capital Improvement Program for Fiscal Year 2026 through Fiscal Year 2030, in accordance with Budget Policy 102.07.3.

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

Adopted this 11th day of September 2025.

Leon County-City of Tallahassee
Blueprint Intergovernmental Agency

Attest:

By: 
Commissioner Brian Welch
Chair, Board of Directors

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

Approved as to Form:

DocuSigned by:
By: 
TF089FD34B024DB...
Susan Dawson, Esq.
Blueprint Attorney



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



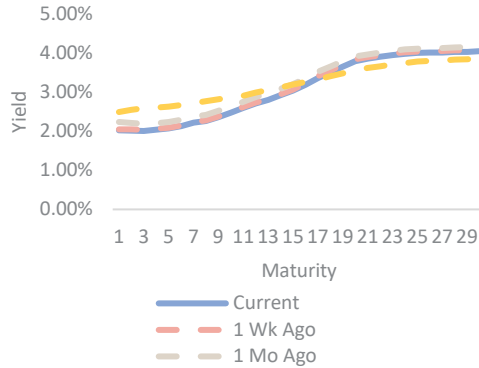
PFM Pricing Group Weekly Municipal Market Update Week of March 2, 2026



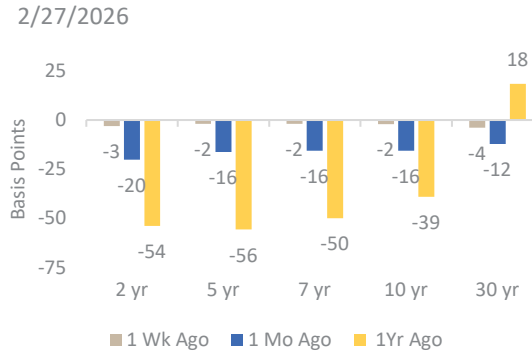
A. Municipal Market Data

Weekly Municipal Market Update Summary

BVAL AAA G.O. Curve



BVAL AAA G.O. Yield Curve Changes



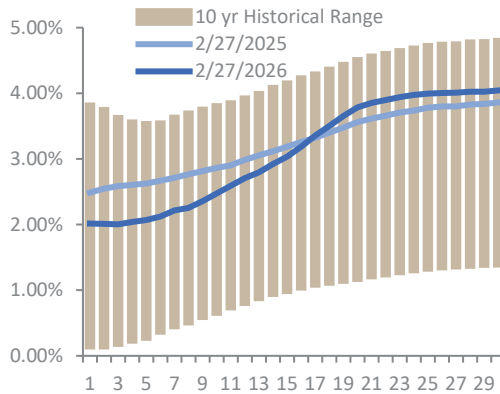
Treasury Ratio (Cheap/Rich) Past 12 Months

	30 yr	10 yr	5 yr	3 yr
Current	88.1%	62.4%	58.9%	59.3%
High	102.7%	88.2%	86.4%	86.2%
Average	90.9%	70.9%	66.4%	66.8%
Low	85.4%	61.2%	57.4%	56.0%

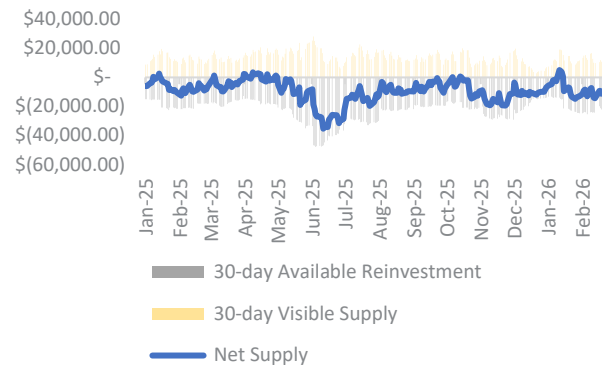
Treasury Ratio (Cheap/Rich) Past 5 Years

	30 yr	10 yr	5 yr	3 yr
Current	88.1%	62.4%	58.9%	59.3%
High	110.6%	104.3%	94.4%	125.9%
Average	88.5%	70.9%	64.8%	62.9%
Low	67.2%	56.8%	44.8%	32.8%

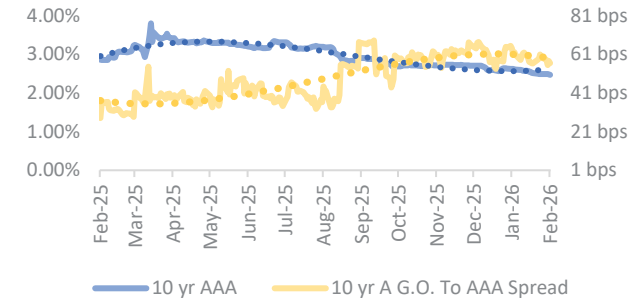
AAA Curve



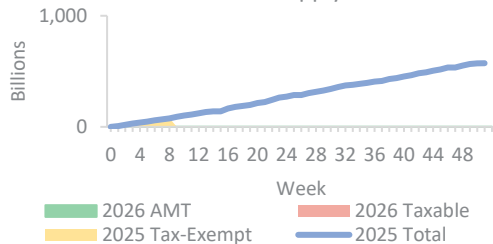
Daily Net Muni Supply



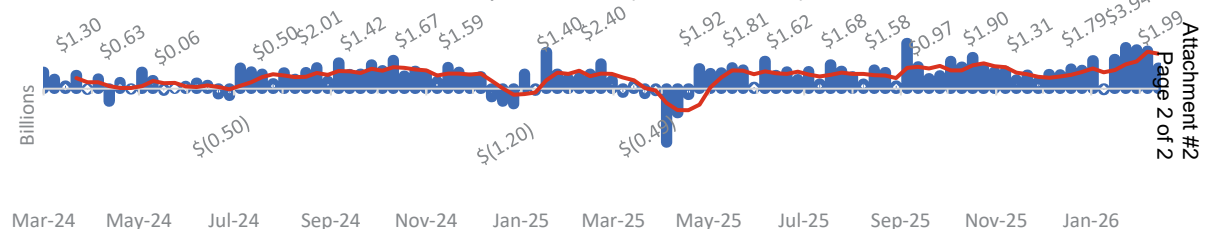
Rate and Spread Movement (10-Year Maturity)



Cumulative YTD Supply - Total



ICI Weekly Fund Flows (Past 24 Months)



DISCLAIMER: The information provided herein is for informational purposes only. It should not be used to gain a relative sense of the market and in no way should be used for pricing purposes. This information may not be used for the purposes of providing investment advice. The material is based on information that we consider to be reliable, but we do not represent that it is accurate or complete. For further information please call your PFM contact.

RESOLUTION NO. 2020-06

A RESOLUTION OF THE LEON COUNTY-CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY AUTHORIZING THE ISSUANCE OF ITS SALES TAX REVENUE BONDS IN VARIOUS SERIES TO PLAN, CONSTRUCT AND FINANCE CERTAIN CAPITAL IMPROVEMENTS AND PAY COSTS OF ISSUANCE OF SUCH BONDS AS DETERMINED BY SUBSEQUENT RESOLUTION; PLEDGING THE SALES TAX REVENUES TO SECURE SUCH BONDS; MAKING CERTAIN COVENANTS AND AGREEMENTS FOR THE BENEFIT OF THE HOLDERS OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

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NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LEON COUNTY-CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY:

ARTICLE I

GENERAL

Section 1.01. Definitions. When used in this Resolution, the following terms shall have the following meanings, unless the context clearly otherwise requires:

“Act” means the Constitution of the State of Florida, Chapter 125, Florida Statutes, Chapter 166, Florida Statutes, Chapter 163, Part I, Florida Statutes, Section 212.055(2), Florida Statutes and other applicable provisions of law.

“Additional Bonds” means additional obligations issued under this Resolution in compliance with the terms, conditions and limitations contained herein, which have a lien on the Pledged Revenues on a parity with the lien thereon securing all Bonds issued hereunder.

“Amortization Installment” means an amount designated as such by Supplemental Resolution of the Issuer and established with respect to any Term Bonds.

“Authorized Depository” means the State Board of Administration of Florida or a bank or trust company in the State which is eligible under the laws of the State to receive funds of the Issuer.

“Authorized Investments” means any investment which shall be authorized from time to time by applicable laws of the State for deposit or purchase by the Issuer for the investment of its funds.

“Authorized Issuer Officer” means any person authorized by resolution of the Issuer to perform such act or sign such document and shall initially be the Chairperson or Vice Chairperson.

“Bond Amortization Account” means the separate account in the Debt Service Fund established pursuant to Section 4.04 hereof.

“Bond Counsel” means any attorney at law or firm of attorneys, of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of interest on obligations issued by states and political subdivisions, and duly admitted to practice law before the highest court of the State of Florida.

"Bond Service Requirement" for any Series for any Fiscal Year shall mean the sum of that portion of the Debt Service Requirement for such Fiscal Year allocable to the Bonds of such Series and all other payments required by this Resolution to be paid in such Fiscal Year with respect to the Bonds of such Series, which shall include such Series' pro rata share of all deposits to the Reserve Fund in such Fiscal Year, if any, and redemption premiums, if any, payable in such Fiscal Year, with respect to such Series of Bonds.

"Bondholder" or "Holder" or "holder" means any Person who shall be the registered owner of any Outstanding Bond or Bonds according to the registration books of the Issuer.

"Bond Year" means the period commencing on the day after principal on the Bond is due and ending on the date the following year which is the day principal on the Bonds is due.

"Bonds" means all Bonds or other indebtedness issued hereunder (including such indebtedness not necessarily defined as a "bond" but being issued on parity under the terms hereof), together with any Additional Bonds.

"Business Day" means, unless otherwise provided by Supplemental Resolution with respect to a Series of Bonds, a day on which banking business is transacted in the city or cities in which the Paying Agent has its principal corporate trust offices and on which the New York Stock Exchange is open.

"Chairperson" means the Chairperson of the Issuer, or in his or her absence, the Vice Chairperson of the Issuer, or such other person as may be duly authorized by the Chairperson to act on his or her behalf.

"City" means the City of Tallahassee, Florida.

"Clerk" means the Secretary of the Governing Body of the Issuer.

"Code" means the Internal Revenue Code of 1986, as amended, and the regulations and rules thereunder in effect or proposed.

"Cost" when used in connection with a Project, means (1) the cost of physical construction; (2) costs of acquisition of such Project; (3) costs of land and interests therein and the costs incidental to such acquisition; (4) the cost of any indemnity and surety bonds and premiums for insurance during construction; (5) all interest due to be paid on the Bonds and other obligations relating to the Project during the construction period of such Project and for a reasonable period thereafter; (6) engineering, legal and other consultant fees and expenses; (7) costs and expenses incidental to the issuance of the Bonds including rating agency fees and the fees and expenses of any auditors, Paying Agent, Registrar, Credit Bank or depository; (8) payments, when due (whether at the maturity of principal or the due date of interest or upon redemption) on any indebtedness of the Issuer (other than the Bonds) incurred for such Project,

including, without limitation, repayment of loans made to the Issuer by the City or the County for such Project; (9) costs of machinery or equipment required for the commencement of operation of such Project; and (10) any other costs permitted by law and this Resolution and shall include reimbursement to the Issuer, the City or the County for any such items of Cost heretofore paid by the Issuer and any administrative costs associated with design and implementation of the Project. Any Supplemental Resolution may provide for additional items to be included in the aforesaid Costs.

"County" means Leon County, Florida.

"Credit Bank" means as to any particular Series of Bonds, the Person providing a Credit Facility, as designated in the Supplemental Resolution providing for the issuance of such Bonds.

"Credit Facility" means as to any particular Series of Bonds, a letter of credit, a line of credit or another credit or liquidity enhancement facility, as approved in the Supplemental Resolution providing for the issuance of such Bonds.

"Debt Service Requirement" for any Fiscal Year means the sum of:

(1) The aggregate amount required to pay the interest becoming due on the Bonds during such Fiscal Year, except to the extent that such interest shall have been provided by payments into the Interest Account out of Bond proceeds or other sources (other than Pledged Revenues) for a specified period of time.

(2) The aggregate amount required to pay the principal becoming due on the Bonds for such Fiscal Year. For purposes of this definition: (a) the stated maturity date of any Term Bonds shall be disregarded and the principal of such Term Bonds shall be deemed to be due in the Fiscal Years and in the amounts of the Amortization Installments applicable to such Term Bonds; and (b) the principal amount of any single maturity of Term Bonds for which the Issuer shall have established no Amortization Installments shall be deemed to be due in the Fiscal Years and in such amounts as shall provide for the amortization of such principal amount over a term equal to the number of years such Term Bonds shall be Outstanding to such maturity and in equal annual installments of combined principal and interest; provided, however, that if the Issuer has employed a Credit Facility in connection with any such Term Bonds having no Amortization Installments the amortization of such Term Bonds shall be deemed to correspond to the applicable terms of such Credit Facility.

(3) The following assumptions shall be applicable to calculating the Debt Service Requirement as follows:

(a) The interest on Variable Rate Bonds shall be assumed to be the greater of (A) one hundred ten percent (110%) of the average interest rate on such Variable Rate Bonds during the twelve months ending with the month preceding the

date of calculation or such shorter period that such Variable Rate Bonds shall have been Outstanding, (B) the actual rate of interest on such Variable Rate Bonds on the date of calculation and (C) the Bond Buyer RBI Index most recently published prior to the date of calculation of the Debt Service Requirement;

(b) If all or a portion of the principal of or interest on a Series of Bonds is payable from funds irrevocably set aside or deposited for such purpose, including, but not limited to, interest capitalized from the proceeds of Bonds or other indebtedness, together with projected earnings thereon to the extent such earnings are projected to be from Authorized Investments, such principal or interest shall not be included in calculating the annual Debt Service Requirement.

"Director of PLACE" means the Director of Planning Land Management and Community Enhancement who manages and directs the Issuer and the Office of Economic Vitality.

"DTC" means the Depository Trust Company of New York, New York and its successors or assigns.

"Federal Securities" means direct obligations of the United States of America and obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, none of which permit redemption prior to maturity at the option of the obligor. Federal Securities shall include any certificates or any other evidences of an ownership interest in the aforementioned obligations or in specified portions thereof (which may consist of specified portions of the interest thereon).

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law.

"Governing Body" means the Board of Directors of the Issuer, or its successor in function.

"Interest Account" means the separate account of that name in the Debt Service Fund established pursuant to Section 4.04 hereof.

"Interest Date" means such date or dates for the payment of interest on a Series of Bonds as shall be provided by Supplemental Resolution.

"Interlocal Agreement" means the Second Amended and Restated Interlocal Agreement between Leon County, Florida and the City of Tallahassee, Florida dated as of December 9, 2015, as amended by the First Addendum to the Second Amended and Restated Interlocal Agreement between the County and the City dated as of July 13, 2016, as further amended by

the Second Addendum to the Second Amended and Restated Interlocal Agreement between the County and the City dated May 9, 2017.

“Issuer” means the Leon County-City of Tallahassee Blueprint Intergovernmental Agency.

“Maximum Debt Service Requirement” means, as of any particular date of calculation, the greatest annual Debt Service Requirement for the Bonds for the then current or any future Fiscal Year.

“Maximum Interest Rate” means, with respect to any particular Variable Rate Bonds, a numerical rate of interest, which shall be set forth in the Supplemental Resolution delineating the details of such Bonds, that shall be the maximum rate of interest such Bonds may at any time bear in the future in accordance with the terms of such Supplemental Resolution.

“Outstanding” means all Bonds theretofore and thereupon being authenticated and delivered, except (1) any Bond in lieu of which another Bond or other Bonds have been issued under an agreement to replace lost, mutilated or destroyed Bonds, (2) any Bond surrendered by the Holder thereof in exchange for another Bond or other Bonds under Sections 2.05, 2.06 and 2.07 hereof, (3) Bonds deemed to have been paid pursuant to Section 9.01 hereof, and (4) Bonds canceled after purchase in the open market or because of payment at or redemption prior to maturity.

“Paying Agent” means any bank, trust company or Person, designated to serve as a paying agency or place of payment for the Bonds pursuant to a Supplemental Resolution and its successors and assigns.

“Person” means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization or governmental entity.

“Pledged Revenues” means (i) Sales Tax Revenues, and (ii) moneys on deposit in the funds and accounts established hereunder and investment earnings thereon, but excluding moneys on deposit in the Rebate Fund and the Costs of Issuance Account.

“Prerefunded Obligations” means any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state (1) which are (a) not callable prior to maturity or (b) as to which irrevocable instructions have been given to the fiduciary for such bonds or other obligations by the obligor to give due notice of redemption and to call such bonds for redemption on the date or dates specified in such instructions, (2) which are fully secured as to principal, redemption premium, if any, and interest by a fund consisting only of cash or Federal Securities, secured in the manner set forth in Section 9.01 hereof, which fund may be applied only to the payment of such principal of, redemption premium, if any, and interest on such bonds or other obligations on

the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as the case may be, (3) as to which the principal of and interest on the Federal Securities deposited in such fund with any cash on deposit in such fund, are sufficient, as verified by an independent certified public accountant, to pay principal of, redemption premium, if any, and interest on the bonds or other obligations on the maturity date or dates thereof or on the redemption date or dates specified in such irrevocable instructions, and (4) which are rated in the highest rating category by at least two of the following rating agencies: S&P Global Ratings, Fitch Ratings or Moody's Investors Service, Inc.

"Principal Account" means the separate account of that name in the Debt Service Fund established pursuant to Section 4.04 hereof.

"Project" means those projects identified in the Interlocal Agreement as Blueprint 2020 Infrastructure Projects and Blueprint 2020 Economic Development Programs, as the same may be supplemented or amended from time to time.

"Redemption Price" means with respect to any Bond or portion thereof, the principal amount or portion thereof, plus the applicable premium, if any, payable upon redemption thereof pursuant to such Bond or Supplemental Resolution.

"Registrar" means any registrar for the Bonds appointed by or pursuant to Supplemental Resolution and its successors and assigns, and any other Person which may at any time be substituted in its place pursuant to Supplemental Resolution.

"Reserve Fund" means the Reserve Fund established pursuant to Section 4.04 hereof.

"Reserve Fund Insurance Policy" means the insurance policy or surety bond deposited in the Reserve Fund in lieu of or in partial substitution for cash on deposit therein pursuant to Section 4.05(C).

"Reserve Fund Letter of Credit" means a Credit Facility (other than a Reserve Fund Insurance Policy) issued by any bank or national banking association, insurance company or other financial institution and then on deposit in the Reserve Fund in lieu of or in partial substitution for cash on deposit therein pursuant to Section 4.05(C) hereof.

"Reserve Fund Requirement" means an amount equal to the lesser of (i) ten percent (10%) of the proceeds of such Series of Bonds, (ii) Maximum Debt Service Requirement for such Series of Bonds or (iii) one hundred twenty-five percent (125%) of the average annual Debt Service Requirement for such Series of Bonds or such other amount approved by Supplemental Resolution for a Series of Bonds.

"Resolution" and "this Resolution" means this instrument, as the same may from time to time be amended, modified or supplemented by any and all Supplemental Resolutions.

"Revenue Fund" means the Revenue Fund established pursuant to Section 4.04 hereof.

"Sales Tax Revenues" means those 78% of the one percent (1%) local government infrastructure surtax revenues authorized pursuant to Section 212.055(2), Florida Statutes, levied and extended pursuant to Ordinance No. 2014-07 of the County and distributed to the Issuer pursuant to the Interlocal Agreement. Such term shall include for all purposes hereof proceeds of the portion of the communications services tax levied in the County pursuant to Section 202.19(5), Florida Statutes, as a replacement of, and to be used for the same purposes as, the portion of the infrastructure sales surtax previously levied on communications services.

"Securities" means Federal Securities and Prerefunded Obligations.

"Serial Bonds" means all of the Bonds other than the Term Bonds.

"Series" means all the Bonds delivered on original issuance in a simultaneous transaction identified in a Supplemental Resolution authorizing the issuance by the Issuer of such Bonds as a separate Series, regardless of variations in maturity, interest rate, Amortization Installments or other provisions.

"State" means the State of Florida.

"Subordinated Indebtedness" means that indebtedness of the Issuer, subordinate and junior to the Bonds, issued in accordance with the provisions of Section 6.01 hereof and any Variable Rate Bonds which become Subordinated Indebtedness in accordance with Section 6.02 hereof.

"Supplemental Resolution" means any resolution of the Issuer amending or supplementing this Resolution, adopted and becoming effective in accordance with the terms of Sections 8.01 or 8.02 hereof.

"Taxable Bond" means any Bond which states, in the body thereof, that the interest income thereon is includable in the gross income of the Holder thereof for federal income taxation purposes.

"Term Bonds" mean those Bonds which shall be designated as Term Bonds hereby or by Supplemental Resolution and which are subject to mandatory redemption by Amortization Installments.

"Variable Rate Bonds" means Bonds or other such debt instruments issued with a variable, adjustable, convertible or other interest rate which at the date of issue is not fixed as one or more stated percentages for the entire term of such Bonds or other such debt instruments.

The terms "herein," "hereunder," "hereby," "hereto," "hereof," and any similar terms, shall refer to this Resolution; the term "heretofore" shall mean before the date of adoption of this Resolution; and the term "hereafter" shall mean after the date of adoption of this Resolution.

Words importing the singular number include the plural number, and vice versa.

Section 1.02. Authority for Resolution. This Resolution is adopted pursuant to the provisions of the Act.

Section 1.03. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Bonds by those who shall hold the same from time to time, the provisions of this Resolution shall be deemed to be and shall constitute a contract between the Issuer and the Holders from time to time of the Bonds. The pledge made in this Resolution and the provisions, covenants and agreements herein set forth to be performed by or on behalf of the Issuer shall be for the equal benefit, protection and security of the Holders of any and all of the Bonds. All of the Bonds, regardless of the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Bonds over any other thereof except as expressly provided in or pursuant to this Resolution.

Section 1.04. Findings. It is hereby ascertained, determined and declared as follows:

(A) The Issuer is authorized and empowered by the Act to issue the Bonds and use the proceeds to the pay the costs of Projects;

(B) The Issuer has determined that Projects and the issuance of Bonds to finance Projects will serve a valid public purpose;

(C) The County levied pursuant to Ordinance No. 2014-07 enacted on June 10, 2014, an extension of the one percent (1%) local government infrastructure surtax authorized by Section 212.055(2), Florida Statutes to be effective January 1, 2020 and expires December 31, 2039;

(D) Such levy and extension was approved by the electors of Leon County, Florida on November 4, 2014;

(E) Pursuant to the Interlocal Agreement (as defined herein), such Sales Tax Revenues are available to finance the Projects; and

(F) The principal and interest on the Bonds and all other payments provided for in this Resolution will be payable from and secured solely by the Pledged Revenues; and the ad valorem taxing power of the City, the County, the State of Florida or any political subdivision

thereof, will never be necessary or authorized to pay the principal of and interest on the Bonds and, except as otherwise provided herein, the Bonds shall not constitute a lien upon any property of the City, the County, Florida or the State of Florida.

[End of Article I]

ARTICLE II

AUTHORIZATION, TERMS, EXECUTION AND REGISTRATION OF BONDS

Section 2.01. Authorization of Bonds. The Issuer hereby authorizes the issuance of Bonds of the Issuer to be designated as "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds," or such other designation as may be appropriate for such debt to best describe its nature and purpose as described in the Supplemental Resolution relating thereto, which may be issued in one or more Series as hereinafter provided. The aggregate principal amount of the Bonds which may be executed and delivered under this Resolution is not limited except as may hereafter be provided by Supplemental Resolution or by other applicable law.

The Bonds may have, if and when authorized by the Issuer pursuant to Supplemental Resolution, such further appropriate particular designations added to or incorporated in such title for the Bonds of any particular Series as the Issuer may determine and as may be necessary to distinguish such Bonds from the Bonds of any other Series. Each Bond shall bear upon its face the designation so determined for the Series to which it belongs.

The Bonds shall be issued for such purpose or purposes; shall bear interest at such rate or rates not exceeding the maximum rate permitted by law; and shall be payable in lawful money of the United States of America on such dates; all as determined by this Resolution or by Supplemental Resolution. From and after any maturity date of any of the Bonds (deposit of moneys and/or Securities for the payment of the principal and interest on such Bonds having been made by the Issuer with the Paying Agents), notwithstanding that any of such Bonds shall not have been surrendered for cancellation, no further interest shall accrue upon the principal or upon the interest which shall have accrued and shall then be due on such date, and such Bonds shall cease to be entitled to any lien, benefit or security under this Resolution, and the Holders shall have no rights in respect of such Bonds except to receive payment of such principal and unpaid interest accrued to the maturity date.

The Bonds shall be issued in such denomination or denominations and such form, whether coupon or registered; shall be dated such date or dates; shall bear such numbers; shall be payable at such place or places; shall contain such redemption provisions; shall have such Paying Agents and Registrars; shall mature in such years and amounts; and the proceeds shall be used in such manner all as determined by this Resolution or by Supplemental Resolution. The Issuer may issue Bonds which may be secured by a Credit Facility all as shall be determined by this Resolution or by Supplemental Resolution.

The principal of, interest and the premium, if any, on the Bonds are payable in any coin or currency of the United States of America which, on the respective dates of payment thereof, and shall be legal tender for the payment of public and private debts. Such principal and the premium, if any, on the Bonds, are payable, upon presentation and surrender hereof, at the

designated office of the Paying Agent. Payment of each installment of interest shall be made to the person in whose name the Bonds shall be registered on the registration books of the Issuer maintained by the Registrar, at the close of business on the date which shall be the fifteenth day (whether or not a business day) of the calendar month next preceding each Interest Date and shall be paid by a check or draft of the Paying Agent mailed to such Holder at the address appearing on such registration books or at the request and expense of such Holder, by bank wire transfer for the account of such Holder. In the event interest payable on the Bonds is not punctually paid or duly provided for by the Issuer on such Interest Date, payment of each installment of such defaulted interest shall be made to the person in whose name the Bonds shall be registered at the close of business on a special record date for the payment of such defaulted interest as established by notice to such Holder, not less than ten (10) days preceding such special record date. Notwithstanding the foregoing, the provisions of this paragraph may be modified for a Series of Bonds pursuant to the Supplemental Resolution approving such Series of Bonds.

Section 2.02. Application of Bond Proceeds. Except as otherwise provided by Supplemental Resolution, the proceeds derived from the sale of the Bonds, including accrued interest and premium, if any, shall, simultaneously with the delivery of the Bonds to the purchaser or purchasers thereof, be applied by the Issuer as follows:

(A) Accrued interest shall be deposited in the Interest Account.

(B) An amount shall be deposited in the Reserve Fund, or applicable subaccount, which, together with any moneys and securities on deposit therein and any Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit obtained in accordance with Section 4.05(C) hereof, shall equal the Reserve Fund Requirement as described by the Supplemental Resolution for such Series of Bonds.

(C) The Issuer does hereby establish a separate account with an Authorized Depository to be known as the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds Costs of Issuance Account" (the "Costs of Issuance Account"), which shall be used only for the payment of costs and expenses described in this subsection. An amount of money sufficient to pay all costs and expenses in connection with the preparation, issuance and sale of a Series of Bonds, including fees of financial advisors, engineering and other consulting fees, legal fees, printing fees, rating agency fees and other similar costs and may be deposited to the credit of the Costs of Issuance Account, and used to pay such costs and expenses to the persons respectively entitled to receive the same. When all moneys on deposit to the credit of the Costs of Issuance Account for such Series of Bonds shall have been disbursed by the Issuer for the payment of such costs and expenses, the Costs of Issuance Account shall be closed.

(D) The Issuer shall deposit any proceeds from a Series of Bonds into a separate Account within the Construction Fund created pursuant to Section 4.03 hereof and

may require the deposit of any capitalized interest relating to such Series of Bonds as set forth in a Supplemental Resolution.

Section 2.03. Execution of Bonds. The Bonds shall be executed in the name of the Issuer with the manual or facsimile signature of the Chairperson and the official seal of the Issuer shall be imprinted thereon, attested and countersigned with the manual or facsimile signature of the Clerk. In case any one or more of the officers who shall have signed or sealed any of the Bonds or whose facsimile signature shall appear thereon shall cease to be such officer of the Issuer before the Bonds so signed and sealed have been actually sold and delivered such Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Bonds had not ceased to hold such office. Any Bond may be signed and sealed on behalf of the Issuer by such person who at the actual time of the execution of such Bond shall hold the proper office of the Issuer, although at the date of such Bond such person may not have held such office or may not have been so authorized. The Issuer may adopt and use for such purposes the facsimile signatures of any such persons who shall have held such offices at any time after the date of the adoption of this Resolution, notwithstanding that either or both shall have ceased to hold such office at the time the Bonds shall be actually sold and delivered.

Section 2.04. Authentication. No Bond of any Series shall be secured hereunder or entitled to the benefit hereof or shall be valid or obligatory for any purpose unless there shall be manually endorsed on such Bond a certificate of authentication by the Registrar or such other entity as may be approved by the Issuer for such purpose. Such certificate on any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Resolution. The form of such certificate shall be substantially in the form provided in Section 2.10 hereof.

Section 2.05. Temporary Bonds. Until the definitive Bonds of any Series are prepared, the Issuer may execute, in the same manner as is provided in Section 2.03, and deliver, upon authentication by the Registrar pursuant to Section 2.04 hereof, in lieu of definitive Bonds, but subject to the same provisions, limitations and conditions as the definitive Bonds, except as to the denominations thereof, one or more temporary Bonds substantially of the tenor of the definitive Bonds in lieu of which such temporary Bond or Bonds are issued, in denominations authorized by Supplemental Resolution, such authorization to be evidenced conclusively by their execution of such temporary Bond or Bonds, and with such omissions, insertions and variations as may be appropriate to temporary Bonds. The Issuer, at its own expense, shall prepare and execute definitive Bonds, which shall be authenticated by the Registrar. Upon the surrender of such temporary Bonds for exchange, the Registrar, without charge to the Holder thereof, shall deliver in exchange therefor definitive Bonds, of the same aggregate principal amount and Series and maturity as the temporary Bonds surrendered. Until so exchanged, the temporary Bonds shall in all respects be entitled to the same benefits and security as definitive Bonds issued pursuant to this Resolution. All temporary Bonds surrendered in exchange for

another temporary Bond or Bonds or for a definitive Bond or Bonds shall be forthwith canceled by the Registrar.

Section 2.06. Bonds Mutilated, Destroyed, Stolen or Lost. In case any Bond shall become mutilated, or be destroyed, stolen or lost, the Issuer may, in its discretion, issue and deliver, and the Registrar shall authenticate, a new Bond of like tenor as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond upon surrender and cancellation of such mutilated Bond or in lieu of and substitution for the Bond destroyed, stolen or lost, and upon the Holder furnishing the Issuer and the Registrar proof of such Holder's ownership thereof and satisfactory indemnity and complying with such other reasonable regulations and conditions as the Issuer or the Registrar may prescribe and paying such expenses as the Issuer and the Registrar may incur. All Bonds so surrendered or otherwise substituted shall be canceled by the Registrar. If any of the Bonds shall have matured or be about to mature, instead of issuing a substitute Bond, the Issuer may pay the same or cause the Bond to be paid, upon being indemnified as aforesaid, and if such Bonds be lost, stolen or destroyed, without surrender thereof.

Any such duplicate Bonds issued pursuant to this Section 2.06 shall constitute original, additional contractual obligations on the part of the Issuer whether or not the lost, stolen or destroyed Bond be at any time found by anyone, and such duplicate Bond shall be entitled to equal and proportionate benefits and rights as to lien on the Pledged Revenues to the same extent as and shall be entitled to the same benefits and security as the Bond so lost, mutilated, stolen or destroyed.

Section 2.07. Interchangeability, Negotiability and Transfer. Bonds, upon surrender thereof at the office of the Registrar with a written instrument of transfer satisfactory to the Registrar, duly executed by the Holder thereof or such Holder's attorney-in-fact duly authorized in writing, may, at the option of the Holder thereof, be exchanged for an equal aggregate principal amount of registered Bonds of the same Series and maturity of any other authorized denominations.

The Bonds issued under this Resolution shall be and have all the qualities and incidents of negotiable instruments under the laws of the State of Florida, subject to the provisions for registration and transfer contained in this Resolution and in the Bonds. So long as any of the Bonds shall remain unpaid, the Issuer shall cause to be maintained and kept, at the office of the Registrar, books for the registration and transfer of the Bonds.

Each Bond shall be transferable only upon the books of the Issuer, at the office of the Registrar, under such reasonable regulations as the Issuer may prescribe, by the Holder thereof in person or by such Holder's attorney duly authorized in writing upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed and guaranteed by the Holder or such Holder's duly authorized attorney. Upon the transfer of any such Bond, the Issuer shall issue, and cause to be authenticated, in the name of the transferee a

new Bond or Bonds of the same aggregate principal amount and Series and maturity as the surrendered Bond. The Issuer, the Registrar and any Paying Agent or fiduciary of the Issuer may deem and treat the Person in whose name any Bond shall be registered upon the books of the Issuer as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price, if applicable, and interest on such Bond and for all other purposes, and all such payments so made to any such Holder or upon such Holder's order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid and neither the Issuer nor the Registrar nor any Paying Agent or other fiduciary of the Issuer shall be affected by any notice to the contrary.

The Registrar, in any case where it is not also the Paying Agent in respect to any Series of Bonds, shall forthwith (a) following the fifteenth day prior to an interest payment date for such Series, (b) following the fifteenth day next preceding the date of first mailing of notice of redemption of any Bonds of such Series, and (c) at any other time as reasonably requested by the Paying Agent of such Series, certify and furnish to such Paying Agent the names, addresses and holdings of Bondholders and any other relevant information reflected in the registration books.

In all cases in which the privilege of exchanging Bonds or transferring Bonds is exercised, the Issuer shall execute and the Registrar shall authenticate and deliver such Bonds in accordance with the provisions of this Resolution. Execution of Bonds by the Chairperson and the Clerk for purposes of exchanging, replacing or transferring Bonds may occur at the time of the original delivery of the Series of which such Bonds are a part. All Bonds surrendered in any such exchanges or transfers shall be canceled by the Registrar. For every such exchange or transfer of Bonds, the Issuer or the Registrar may make a charge sufficient to reimburse it for any tax, fee, expense or other governmental charge required to be paid with respect to such exchange or transfer. The Issuer and the Registrar shall not be obligated to make any such exchange or transfer of Bonds of any Series which have been selected for redemption, or, in the case of any proposed redemption of Bonds, then for the Bonds subject to redemption, during the fifteen (15) days next preceding the date of the first mailing of the notice of such redemption.

The Issuer may elect to issue any Bonds as uncertificated registered public obligations (not represented by instruments), commonly known as book-entry obligations, provided it shall establish a system of registration therefor by Supplemental Resolution.

Section 2.08. Global Book-Entry System. The Director of PLACE is authorized to execute a Letter of Representation to be delivered to DTC upon the issuance of any Bonds for which the Issuer desires to participate in a global book-entry system with DTC as set forth herein and in such Letter of Representation. In such case such Series of Bonds shall be initially issued in the form of a single fully registered Bond of each maturity. Upon initial issuance, the ownership of such book entry Bonds shall be registered by the Registrar in the name of Cede &

Co., as nominee for DTC. With respect to any Series of Bonds registered by the Registrar in the name of Cede & Co., as nominee of DTC, the Issuer, Registrar and Paying Agent shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds book entry Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "Depository Participant") or to any person on behalf of whom such a Depository Participant holds an interest in the Bonds (each such person being herein referred to as an "Indirect Participant"). Without limiting the immediately preceding sentence, the Issuer, Registrar and Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Depository Participant with respect to the ownership interest in the book entry Bonds, (b) the delivery to any Depository Participant or any Indirect Participant or any other person, other than a registered owner of a book entry Bond as shown in the Bond Register, of any notice with respect to the book entry Bonds, including any notice of redemption or (c) the payment to any Depository Participant or Indirect Participant or any other person, other than a registered owner of a book entry Bond as shown in the Bond Register, of any amount with respect to principal of, premium, if any, or interest on, the book entry Bonds. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions hereof with respect to the payment of interest by the mailing of checks or drafts to the registered owners of book entry Bonds appearing as registered owners in the registration books maintained by the Registrar at the close of business on regular record date, the name "Cede & Co." in this Resolution shall refer to such new nominee of DTC.

In the event that (a) the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (b) the Agreement among the Issuer, the Paying Agent and DTC evidenced by the Representation Letter shall be terminated for any reason or (c) the Issuer determines that it is in the best interests of the beneficial owners of the book entry Bonds that they be able to obtain certificated Bonds, the Issuer shall notify DTC of the availability through DTC of Bond certificates and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede & Co., as nominee of DTC. At that time, the Issuer may determine that the book entry Bonds shall be registered in the name of and deposited with a successor depository operating a universal book-entry system, as may be acceptable to the Issuer, or such depository's agent or designee, and if the Issuer does not select such alternate universal book-entry system, then the book entry Bonds may be registered in whatever name or names registered owners of book entry Bonds transferring or changing such Bonds designate, in accordance with the provisions hereof. Notwithstanding any other provision of this Resolution to the contrary, so long as any book entry Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such book entry Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the Representation Letter.

Section 2.10. Form of Bonds. Except as otherwise provided pursuant to Section 2.09 hereof, the Bonds (except Variable Rate Bonds, the form of which shall be provided by Supplemental Resolution) shall be in substantially the following form with such omissions, insertions and variations as may be necessary and/or desirable and approved by the Chairperson prior to the issuance thereof (which necessity and/or desirability and approval shall be evidenced conclusively by the Issuer's delivery of the Bonds to the purchaser or purchasers thereof):

[Remainder of page intentionally left blank.]

[FORM OF BOND]

No. R-_____

\$_____

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF LEON-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS
SERIES _____

Interest
Rate

Maturity
Date

Date of
Original Issue

CUSIP

_____%

____/____

____/____

Registered Holder:

Principal Amount:

KNOW ALL MEN BY THESE PRESENTS, that the Leon County-City of Tallahassee Blueprint Intergovernmental Agency, a legal entity duly created and existing under and by virtue of the laws of the State of Florida (the "Issuer"), for value received, hereby promises to pay, solely from the sources of payment hereinafter described, to the Registered Holder identified above, or registered assigns as hereinafter provided, the Principal Amount identified above on the Maturity Date identified above and interest (calculated on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the Date of Original Issue identified above or from the most recent interest payment date to which interest has been paid, at the Interest Rate per annum identified above on _____ and _____ of each year commencing _____ until such Principal Amount shall have been paid or provided for, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto.

Such Principal Amount and interest and the premium, if any, on this Bond are payable in any coin or currency of the United States of America which, on the respective dates of payment thereof, shall be legal tender for the payment of public and private debts. Such Principal Amount and the premium, if any, on this bond, are payable, upon presentation and surrender hereof, at the office of _____, _____, as paying agent, or such other paying agent as the Issuer shall hereafter duly appoint (the "Paying

Agent"). Payment of each installment of interest shall be made to the person in whose name this Bond shall be registered on the registration books of the Issuer maintained by _____ as registrar, or such other registrar as the Issuer shall hereafter duly appoint (the "Registrar"), at the close of business on the date which shall be the fifteenth day (whether or not a business day) of the calendar month next preceding each interest payment date and shall be paid by a check or draft of the Paying Agent mailed to such Registered Holder at the address appearing on such registration books or at the request and expense of such Registered Holder, by bank wire transfer for the account of such Holder. In the event interest payable on this Bond is not punctually paid or duly provided for by the Issuer on such interest payment date, payment of each installment of such defaulted interest shall be made to the person in whose name this bond shall be registered at the close of business on a special record date for the payment of such defaulted interest as established by notice to such Registered Holder, not less than ten (10) days preceding such special record date.

This Bond is one of an authorized issue of bonds of the Issuer in the aggregate principal amount of \$_____ (the "Bonds") of like date, tenor and effect, except as to maturity date, interest rate, denomination and number, issued to finance the cost of the Project, as defined in the Resolution, in and for the Issuer, under the authority of laws of the State of Florida, particularly Chapter 125, Florida Statutes, Chapter 166, Florida Statutes, Chapter 163, Part I, Florida Statutes, Section 212.055(2), Florida Statutes and other applicable provisions of law (the "Act"), and a resolution duly adopted by the Board of Directors (the "Governing Body") of the Leon County-City of Tallahassee Blueprint Intergovernmental Agency on December 10, 2020, as supplemented by Resolution No. _____ duly adopted by the Governing Body of the Leon County-City of Tallahassee Blueprint Intergovernmental Agency on _____, 20____ (collectively, the "Resolution"), and is subject to all the terms and conditions of the Resolution.

The principal of, premium, if any, and interest on this Bond is payable solely from and secured by a lien upon and a pledge of the Pledged Revenues (as defined in the Resolution) and, until applied in accordance with the provisions of the Resolution, the proceeds of the Bonds and all moneys, including investments thereof, in certain of the funds and accounts established pursuant to the Resolution, all in the manner and to the extent described in the Resolution. This Bond shall not be or constitute a general indebtedness of the Issuer, the City or the County within the meaning of any constitutional, statutory or charter provision or limitation, but shall be payable solely from and secured by a lien upon and pledge of the Pledged Revenues. The full faith and credit of the City or the County is not pledged to the payment of the principal of or premium, if any, or interest on this Bond. No Holder of any of the Bonds shall ever have the right to require or compel the exercise of any ad valorem taxing power of the City or the County for payment thereof, and this Bond shall not constitute a lien upon any property owned or situated within the corporate territory of the Issuer, the City or the County. The Issuer has no taxing power.

(INSERT REDEMPTION PROVISIONS)

Notice of redemption, unless waived, is to be given by the Registrar by mailing an official redemption notice by first class mail, postage prepaid, at least 30 days and not more than 60 days prior to the date fixed for redemption to the registered holders of the Bonds to be redeemed at such holders' addresses shown on the registration books maintained by the Registrar or at such other addresses as shall be furnished in writing by such registered holders to the Registrar; provided, however, that no defect in any such notice to any registered holder of Bonds to be redeemed nor failure to give such notice to any such registered holder nor failure of any such registered holder to receive such notice shall in any manner defeat the effectiveness of a call for redemption as to all other registered holders of Bonds to be redeemed. Notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Issuer shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest.

This Bond is and has all the qualities and incidents of a negotiable instrument under the laws of the State of Florida, but may be transferred only in accordance with the terms of the Resolution only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder in person or by such Holder's attorney duly authorized in writing, upon the surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the Registered Holder or such Holder's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount shall be issued to the transferee in exchange therefor, and upon the payment of the charges, if any, prescribed in the Resolution. [Each of the Bonds is issuable in fully registered form in the denomination of \$5,000 or any integral multiple thereof not exceeding the aggregate principal amount of the Bonds having the same maturity.] The Issuer, the Registrar and any Paying Agent may treat the Registered Holder of this Bond as the absolute owner hereof for all purposes, whether or not this Bond shall be overdue, and shall not be affected by any notice to the contrary. The Issuer and the Registrar shall not be obligated to make any exchange or transfer of any Bonds which have been selected for redemption, or, in the case of any proposed redemption of any Bonds, then for the Bonds subject to redemption, during the fifteen (15) days next preceding the date of the first mailing of the notice of such redemption and continuing until such redemption date established for such Bonds.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen and to be performed precedent to and in connection with the issuance of this bond, exist, have happened and have been performed, in regular and due form and time as required by the Constitution and laws of the State of Florida applicable thereto, and that the issuance of the Bonds does not violate any constitutional or statutory limitations or provisions.

Neither the members of the Governing Body of the Issuer nor any person executing this Bond shall be liable personally hereon or be subject to any personal liability or accountability by reason of the issuance hereof.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been manually signed by the Registrar.

IN WITNESS WHEREOF, the Leon County-City of Tallahassee Blueprint Intergovernmental Agency has issued this Bond and has caused the same to be executed by the manual or facsimile signature of its Chairperson and attested and countersigned by the manual or facsimile signature of its Clerk and its official seal or a facsimile thereof to be affixed or reproduced hereon, all as of the _____ day of _____, ____.

LEON COUNTY-CITY OF
TALLAHASSEE BLUEPRINT
INTERGOVERNMENTAL AGENCY

(SEAL)

By: _____
Name:
Title: Chairperson

ATTESTED AND COUNTERSIGNED:

By: _____
Name:
Title: Clerk

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the issue described in the within-mentioned Resolution.

DATE OF AUTHENTICATION:

Registrar

By: _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

Insert Social Security or Other Identifying Number of Assignee

the within bond and does hereby irrevocably constitute and appoint _____, as attorneys to register the transfer of the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The signature to this assignment must correspond with the name of the Registered Holder as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever and the Social Security or other identifying number of such assignee must be supplied.

[End of Article II]

ARTICLE III

REDEMPTION OF BONDS

Section 3.01. Privilege of Redemption. The terms of this Article III shall apply to redemption of Bonds other than Variable Rate Bonds. The terms of and provisions relating to redemption of Variable Rate Bonds shall be provided by Supplemental Resolution. The terms and provisions of this Article III as to a Series of Bonds may be modified by Supplemental Resolution.

Section 3.02. Selection of Bonds to be Redeemed. The Bonds shall be redeemed only in the principal amount of \$5,000 each and integral multiples thereof. The Issuer shall, at least sixty (60) days prior to the redemption date (unless a shorter time period shall be satisfactory to the Registrar) notify the Registrar of such redemption date and of the principal amount of Bonds to be redeemed. For purposes of any redemption of less than all of the Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected not more than forty-five (45) days prior to the redemption date by the Registrar from the Bonds of the maturity or maturities designated by the Issuer by such method as the Registrar shall deem fair and appropriate and which may provide for the selection for redemption of Bonds or portions of Bonds in principal amounts of \$5,000 and integral multiples thereof.

If less than all of the Bonds of a single maturity are to be redeemed, the Registrar shall promptly notify the Issuer and Paying Agent (if the Registrar is not the Paying Agent for such Bonds) in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 3.03. Notice of Redemption. Unless waived by any Holder of Bonds to be redeemed, notice of any redemption made pursuant to this section shall be given by the Registrar on behalf of the Issuer by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to each Holder of Bonds to be redeemed at the address of such Holder shown on the registration books maintained by the Registrar or at such other address as shall be furnished in writing by such Holder to the Registrar; provided, however, that no defect in any notice given pursuant to this section to any Holder of Bonds to be redeemed nor failure to give such notice shall in any manner defeat the effectiveness of a call for redemption as to all other Holders of Bonds to be redeemed.

Every official notice of redemption shall be dated and shall state:

- (1) the redemption date,
- (2) the Redemption Price,

(3) if less than all outstanding Bonds are to be redeemed, the number (and, in the case of a partial redemption of any Bond, the principal amount) of each Bond to be redeemed,

(4) that on the redemption date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

(5) that such Bonds to be redeemed, whether as a whole or in part, are to be surrendered for payment of the Redemption Price plus accrued interest at the office of the Paying Agent.

Prior to any redemption date, the Issuer shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of and accrued interest on all the Bonds or portions of Bonds which are to be redeemed on that date. However, such moneys do not have to be on deposit prior to the mailing of the notice of redemption and any notice of redemption may contain a statement that the redemption of the Bonds on the date set for redemption is conditioned upon the occurrence of certain events to occur after the mailing of the notice but on or prior to the date set for redemption including, without limitation, the issuance of refunding obligations.

In addition to the foregoing notice, further notice shall be given by the Issuer as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

(1) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (a) the CUSIP numbers of all Bonds being redeemed; (b) the date of issue of the Bonds as originally issued; (c) the rate of interest borne by each Bond being redeemed; (d) the maturity date of each Bond being redeemed; and (e) any other descriptive information needed to identify accurately the Bonds being redeemed.

(2) Each further notice of redemption shall be sent at least thirty-five (35) days before the redemption date by registered or certified mail or overnight delivery service to any Credit Bank which shall have provided a Credit Facility for, any of the Bonds being redeemed and to DTC and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

Section 3.04. Redemption of Portions of Bonds. Any Bond which is to be redeemed only in part shall be surrendered at any place of payment specified in the notice of redemption (with due endorsement by, or written instrument of transfer in form satisfactory to the Registrar duly executed by, the Holder thereof or such Holder's attorney duly authorized in writing) and

the Issuer shall execute and the Registrar shall authenticate and deliver to the Holder of such Bond, without service charge, a new Bond or Bonds, of the same interest rate and maturity, and of any authorized denomination as requested by such Holder, in an aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bonds so surrendered.

Section 3.05. Payment of Redeemed Bonds. Official notice of redemption having been given substantially as aforesaid, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the Redemption Price therein specified, and from and after such date (unless the Issuer shall default in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Registrar and/or Paying Agent at the appropriate Redemption Price, plus accrued interest. Each check or other transfer of funds issued by the Registrar and/or Paying Agent for the purpose of the payment of the Redemption Price of Bonds being redeemed shall bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Registrar and shall not be reissued.

[End of Article III]

ARTICLE IV

SECURITY, SPECIAL FUNDS AND APPLICATION THEREOF

Section 4.01. Bonds not to be Indebtedness of Issuer. The Bonds shall not be or constitute general obligations or indebtedness of the Issuer as "bonds" within the meaning of any constitutional or statutory provision, but shall be special obligations of the Issuer, payable solely from and secured by a lien upon and pledge of the Pledged Revenues in accordance with the terms of this Resolution. The Issuer may cause any Series of Bonds to be payable from and secured by a Credit Facility not applicable to any one or more other Series of Bonds. No Holder of any of the Bonds or any Credit Bank shall ever have the right to compel the exercise of any ad valorem taxing power of the City or the County for payment thereof, and the Bonds shall not constitute a lien upon any property owned or situated within the corporate territory of the Issuer, the City or the County. The Issuer has no taxing power.

The Pledged Revenues shall be subject to the lien of this pledge immediately upon the issuance and delivery of the Bonds, without any physical delivery by the Issuer of the Pledged Revenues or further act, and the lien of this pledge shall be valid and binding as against all parties having claims of any kind against the Issuer, in tort, contract or otherwise.

Section 4.02. Security for Bonds. The payment of the principal of or Redemption Price, if applicable, and interest on the Bonds shall be secured forthwith equally and ratably by a pledge of and lien upon the Pledged Revenues; provided, however, a Series of Bonds may be further secured by a Credit Facility not applicable to any one or more other Series of Bonds, as shall be provided by Supplemental Resolution, in addition to the security provided herein. The Issuer does hereby irrevocably pledge the Pledged Revenues to the payment of the principal of or Redemption Price, if applicable, and interest on the Bonds.

Section 4.03. Construction Fund. The Issuer does hereby establish a separate fund to be known as the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds Construction Fund," hereinafter referred to as the "Construction Fund." Unless otherwise provided by Supplemental Resolution, upon the issuance of a Series of Bonds for the purpose of financing a Project, the Issuer shall establish within the Construction Fund a separate account for each Series of Bonds, the proceeds of which are to be deposited in whole or in part in the Construction Fund. The Construction Fund shall be used only for payment of the Cost of a Project.

Moneys in each account of the Construction Fund, until applied in payment of any item of the Cost of a Project in the manner hereinafter provided, shall be held in trust and shall be subject to a lien and charge in favor of the Bondholders of such Series of Bonds for which such account was established and for the further security of such Holders of such Series of Bonds.

There shall be paid into the Construction Fund the amounts required to be so paid by this Resolution or any Supplemental Resolution, and there may be paid into the Construction Fund, at the option of the Issuer, any moneys received for or in connection with a Project by the Issuer from any other source.

The proceeds of insurance maintained pursuant to this Resolution against physical loss of or damage to a Project, or of contractors' payment and performance bonds and/or corporate guaranty with respect thereto pertaining to the period of construction thereof, shall be deposited into the appropriate account of the Construction Fund.

Notwithstanding any of the other provisions of this Section 4.03, to the extent that other moneys are not available therefor, amounts in an account of the Construction Fund shall be applied to the payment of principal of or Redemption Price, if applicable, and interest on such Series of Bonds, for which the account was established, when due.

The date of completion of a Project shall be determined by the Authorized Issuer Officer who shall certify such fact in writing to the Governing Body and to a trustee bank, if one has been appointed to hold the Construction Fund. Promptly after the date of the completion of a Project, and after paying or making provisions for the payment of all unpaid items of the Cost of such Project, the Issuer shall deposit in the following order of priority any balance of moneys remaining in the Construction Fund in (1) another account of the Construction Fund for which the Authorized Issuer Officer has stated that there are insufficient moneys present to pay the Cost of the related Project, (2) the Reserve Fund, to the extent of a deficiency therein, and (3) such other fund or account of the Issuer; including those established hereunder, as shall be determined by the Governing Body, provided the Issuer has received an opinion of Bond Counsel to the effect that such transfer shall not adversely affect the exclusion, if any, of interest on the Bonds from gross income for federal income tax purposes.

Section 4.04. Funds and Accounts. The Issuer does hereby establish with a bank or trust company in the State of Florida, which is eligible under the laws of such State to receive funds of the Issuer, separate funds to be known as the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds Revenue Fund" (the "Revenue Fund"), the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds Debt Service Fund" (the "Debt Service Fund"), the Reserve Fund, the Subordinated Indebtedness Fund and the Rebate Fund. The Issuer shall maintain in the Debt Service Fund three accounts: the "Interest Account", the "Principal Account" and the "Bond Amortization Account".

Moneys in the aforementioned funds and accounts, until applied in accordance with the provisions hereof, shall be subject to a lien and charge in favor of the Holders and for the further security of the Holders.

The Issuer may establish by Supplemental Resolution such other funds and accounts as it shall deem necessary or advisable.

The Issuer shall at any time and from time to time appoint one or more Authorized Depositories to hold, for the benefit of the Issuer and/or the Bondholders, any one or more of the funds and accounts established hereby. Such depository or depositories shall perform at the direction of the Issuer the duties of the Issuer in depositing, transferring and disbursing moneys to and from each of such funds and accounts as herein set forth, and all records of such depository in performing such duties shall be open at all reasonable times to inspection by the Issuer and its agent and employees.

Section 4.05. Flow of Funds

(A) Revenues. The Issuer shall deposit all Sales Tax Revenues into the Revenue Fund, promptly upon the receipt thereof. On or before the 27th day of each month, commencing with the month in which delivery of the Bonds shall be made to the purchasers thereof, the moneys in the Revenue Fund shall be deposited or credited in the following manner and in the following order of priority:

(1) Debt Service Fund. The Issuer shall deposit into or credit to the Debt Service Fund such sums as are described in Section 4.05(B) hereof.

(2) Reserve Fund. Next, the Issuer shall deposit into or credit to the Reserve Fund such sums as are described in Section 4.05(C) hereof. The provisions of one or more Supplemental Resolutions authorizing one or more Series of Bonds may provide that such Series of Bonds are not to be secured by a subaccount in the Reserve Fund or may be separately secured by a separate subaccount in the Reserve Fund, in which case a separate subaccount in the Reserve Fund may secure only such Series of Bonds.

(3) Subordinated Indebtedness Fund. Next, the Issuer shall deposit into or credit to the Subordinated Indebtedness Fund such sums as are necessary to pay the principal of, premium, if any, and interest on any Subordinated Indebtedness hereafter issued by the Issuer.

(4) Surplus Moneys. The balance of any moneys remaining in the Revenue Fund after the payments and deposits required by part (1) through (3) of this subsection (A) may be used for any lawful purpose.

(B) Debt Service Fund. The Issuer shall deposit into or credit to the Debt Service Fund from moneys in the Revenue Fund sufficient to make all of the deposits required by this subsection (B). The moneys on deposit in the Debt Service Fund shall be applied in the manner provided herein solely for the payment of the principal of or Redemption Price, if

applicable, and interest on the Bonds and shall not be available for any other purpose. The moneys transferred from the Revenue Fund to the Debt Service Fund shall be deposited or credited in the following manner and in the following order of priority:

(1) Interest Account. The Issuer shall deposit into or credit to the Interest Account the sum which, together with the balance in said account, shall equal the interest on all Outstanding Bonds accrued and unpaid and to accrue to the end of the then current calendar month (assuming that a year consists of twelve (12) equal calendar months of thirty (30) days each). Moneys in the Interest Account shall be applied by the Issuer to pay interest on the Bonds as and when the same shall become due, whether by redemption or otherwise, and for no other purpose. The Issuer shall adjust the amount of the deposit into the Interest Account not later than the month immediately preceding any Interest Date so as to provide sufficient moneys in the Interest Account to pay the interest coming due on the Bonds on such Interest Date.

(2) Principal Account. Next, the Issuer shall deposit into or credit to the Principal Account the sum which, together with the balance in said account, shall equal (a) the principal amount of all Outstanding Bonds other than Term Bonds due and unpaid, (b) that portion of the principal amount of the Bonds other than Term Bonds next due which would have accrued on such Bonds next due during the then current calendar month if such principal amount thereof were deemed to accrue monthly (assuming that a year consists of twelve (12) equal calendar months of thirty (30) days each) in equal installments from a date one year preceding the due date of such Bonds next due and (c) the portion of the principal amount of the Bonds other than Term Bonds next due which shall have accrued on such basis in prior months. Not later than the month immediately preceding any principal payment date, the Issuer shall adjust the amount of the deposit into the Principal Account so as to provide sufficient moneys in the Principal Account to pay the principal on the Bonds other than Term Bonds becoming due on such principal payment date. Moneys in the Principal Account shall be applied by the Issuer to pay the principal of the Bonds other than Term Bonds as and when the same shall become due, whether at maturity or otherwise, and for no other purpose.

(3) Bond Amortization Account. Payments to the Bond Amortization Account shall be on a parity with payments to the Principal Account. Commencing in the month which is one year prior to the due date of each Amortization Installment, the Issuer shall deposit into or credit to the Bond Amortization Account the sum which, together with the balance in said account held for the credit of such Amortization Installment and all Outstanding Term Bonds due and unpaid, shall equal (a) the principal amount of all such Outstanding Term Bonds due and unpaid, (b) that portion of such Amortization Installment which would have accrued during the then current calendar month if such Amortization Installment were deemed to accrue monthly (assuming that a year consists of twelve (12) equal calendar months of thirty (30) days

each) in equal amounts from a date one year preceding such due date and (c) the portion of such Amortization Installment which shall have accrued on such basis in prior months. The Issuer shall adjust the amount of the deposit into the Bond Amortization Account not later than the month immediately preceding any date for payment of an Amortization Installment so as to provide sufficient moneys in the Bond Amortization Account to pay such Amortization Installment on such date. Moneys in the Bond Amortization Account shall be applied by the Issuer to purchase or redeem Term Bonds in the manner herein provided, and for no other purpose.

Amounts accumulated in the Bond Amortization Account with respect to any Amortization Installment may be applied by the Issuer, on or prior to the sixtieth (60th) day preceding the due date of such Amortization Installment (i) to the purchase of Term Bonds of the Series and maturity for which such Amortization Installment was established, at a price not greater than the Redemption Price at which such Term Bonds may be redeemed on the first date thereafter on which such Term Bonds shall be subject to redemption, or (ii) to the redemption at the applicable Redemption Price of such Term Bonds. The applicable Redemption Price (or principal amount of maturing Term Bonds) of any Term Bonds so purchased or redeemed shall be deemed to constitute part of the Bond Amortization Account until such Amortization Installment date, for the purposes of calculating the amount of such account. As soon as practicable after the sixtieth (60th) day preceding the due date of any such Amortization Installment, the Issuer shall proceed to call for redemption on such due date, by causing notice to be given as provided in Section 3.03 hereof, Term Bonds of the Series and maturity for which such Amortization Installment was established (except in the case of Term Bonds maturing on an Amortization Installment date) in such amount as shall be necessary to complete the retirement of the unsatisfied balance of such Amortization Installment. The Issuer shall pay out of the Bond Amortization Account and the Interest Account to the respective Paying Agents, on or before the day preceding such redemption date (or maturity date), the amount required for the redemption (or for the payment of such Term Bonds then maturing), and such amount shall be applied by such Paying Agents to such redemption (or payment).

(C) Reserve Fund. The Issuer shall deposit into or credit to each subaccount of the Reserve Fund such sum, if any, as will be necessary to immediately restore the funds on deposit therein to an amount equal to the Reserve Fund Requirement therefor including the reinstatement of any Reserve Fund Insurance Policy or Reserve Fund Letter of Credit on deposit therein or the cash replacement thereof. In the event the amounts available for such purpose shall be insufficient to make all payments required by the preceding sentence, the available amount shall be prorated among the various subaccounts in the Reserve Fund in the same proportion that the Reserve Fund Requirement for each subaccount bears to the total Reserve Fund Requirement for all such subaccounts. On or prior to each principal and interest payment date for the Bonds, moneys in each subaccount of the Reserve Fund shall be applied by the Issuer to the payment of the principal of or Redemption Price, if applicable, and interest on the Bonds, which such subaccount relates to, to the extent moneys in the Interest Account, the Principal Account and the Bond Amortization Account shall be insufficient for such purpose.

Whenever there shall be surplus moneys in the Reserve Fund by reason of a decrease in the Reserve Fund Requirement or as a result of a deposit therein of a Reserve Fund Insurance Policy and/or a Reserve Fund Letter of Credit, such surplus moneys shall be deposited by the Issuer into the Principal Account, or such other appropriate fund or account of the Issuer or used to pay or provide for necessary rebate through the Rebate Fund or to pay the premium on the Reserve Fund Insurance Policy, provided such deposit to such other fund or account shall not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes.

Upon the issuance of any Series of Bonds, under the terms, limitations and conditions as herein provided, the Issuer shall provide for the terms of funding of a subaccount in the Reserve Fund, if required.

Whenever moneys on deposit in a subaccount of the Reserve Fund, together with the other available amounts in the Debt Service Fund, are sufficient to fully pay all Outstanding Bonds (including principal and interest thereon) of the Series secured by such subaccount in accordance with their terms, the funds on deposit in such subaccount of the Reserve Fund shall be applied to the payment of such Bonds.

Notwithstanding the foregoing provisions, in lieu of the required deposits into a subaccount of the Reserve Fund, the Issuer may, at its sole option and discretion, cause to be deposited a Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit in an amount equal to the difference between the Reserve Fund Requirement applicable thereto and the sums, if any, remaining on deposit in such subaccount of the Reserve Fund after the deposit of such Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit. Such Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit shall be payable to the Paying Agent for such Series (upon the giving of notice as required thereunder) on any interest payment or redemption date on which a deficiency exists which cannot be cured by funds in any other fund or account held pursuant to this Resolution and available for such purpose.

If fifteen (15) days prior to an interest payment or mandatory redemption date, the Issuer or a related Paying Agent shall determine that a deficiency exists in the amount of moneys available to pay in accordance with the terms hereof interest and/or principal due on Bonds on such date, the Issuer shall immediately notify the issuer of the applicable Reserve Fund Insurance Policy and/or the issuer of the Reserve Fund Letter of Credit of the amount of such deficiency and the date on which such payment is due, and shall take all action to cause such issuer to provide moneys sufficient to pay all amounts due on such interest payment or redemption date. Any available funds on deposit in a subaccount of the Reserve Fund shall be drawn upon and expended prior to a draw upon the Reserve Fund Insurance Policy and/or a Reserve Fund Line of Credit for that same subaccount.

If a disbursement is made from a Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit provided pursuant to this Section 4.05(C), the Issuer shall reinstate the

maximum limits of such Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit immediately following such disbursement from moneys available in the applicable subaccount of the Reserve Fund in accordance with the provisions of the first paragraph of this Section 4.05(C), by depositing funds in the amount of the disbursement made under such instrument, with the issuer thereof, together with interest thereon to the date of reimbursement at the rate set forth in such Reserve Fund Insurance Policy or such Reserve Fund Letter of Credit, but in no case greater than the maximum rate of interest permitted by law. In addition, and in the same manner, the Issuer shall reimburse the issuer of the Reserve Fund Insurance Policy and/or the issuer of the Reserve Fund Letter of Credit for all reasonable expenses incurred by such issuer in connection with the draw on such Reserve Fund Insurance Policy or the Reserve Fund Letter of Credit, as the case may be.

The Issuer may evidence its obligation to reimburse the issuer of any Reserve Fund Letter of Credit or Reserve Fund Insurance Policy by executing and delivering to such issuer a promissory note therefor, provided, however, any such note (a) shall not be a general obligation of the Issuer the payment of which is secured by the full faith and credit or taxing power of the Issuer, and (b) shall be payable solely from the Pledged Revenues in the manner provided herein.

To the extent the Issuer causes to be deposited into the Reserve Fund, a Reserve Fund Insurance Policy and/or a Reserve Fund Letter of Credit for a term of years shorter than the life of the Series of Bonds so insured or secured, then the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit shall provide, among other things, that the issuer thereof shall provide the Issuer with notice as of each anniversary of the date of the issuance of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit of the intention of the issuer thereof to either (a) extend the term of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit beyond the expiration dates thereof, or (b) terminate the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit on the initial expiration dates thereof or such other future date as the issuer thereof shall have established. If the issuer of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit notifies the Issuer pursuant to clause (b) of the immediately preceding sentence or if the Issuer terminates the Reserve Fund Letter of Credit and/or Reserve Fund Insurance Policy, then the Issuer shall deposit into the Reserve Fund, on or prior to the fifteenth (15th) day of the first full calendar month following the date on which such notice is received by the Issuer, such sums as shall be sufficient to pay an amount equal to a fraction, the numerator of which is one (1) and the denominator of which is equal to the number of months remaining in the term of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit of the Reserve Fund Requirement on the date such notice was received (the maximum amount available, assuming full reimbursement by the Issuer, under the Reserve Fund Letter of Credit and/or the Reserve Fund Insurance Policy to be reduced annually by an amount equal to the deposit to the Reserve Fund during the previous twelve (12) month period) until amounts on deposit in the Reserve Fund, as a result of the aforementioned deposits, and no later than upon the expiration of such Reserve Fund Insurance

Policy and/or such Reserve Fund Letter of Credit, shall be equal to the Reserve Fund Requirement applicable thereto.

If any Reserve Fund Letter of Credit or Reserve Fund Insurance Policy shall terminate prior to the stated expiration date thereof, the Issuer agrees that it shall fund the Reserve Fund over a period not to exceed twenty-four (24) months or such other term agreed to by the provider of the Reserve Fund Letter of Credit or the Reserve Fund Insurance Policy during which it shall make consecutive equal monthly payments in order that the amount on deposit in such account at the end of such period shall equal the Reserve Fund Requirement; provided, the Issuer may obtain a new Reserve Fund Letter of Credit or a new Reserve Fund Insurance Policy in lieu of making the payments required by this paragraph.

(D) Purchase or Redemption of Bonds. The Issuer, in its discretion, may use moneys in the Principal Account and the Interest Account to purchase or redeem Bonds coming due on the next principal payment date, provided such purchase or redemption does not adversely affect the Issuer's ability to pay the principal or interest coming due on such principal payment date on the Bonds not so purchased or redeemed.

(E) Deposit of Moneys with Paying Agents. On or before the date established for payment of any principal of or Redemption Price, if applicable, or interest on the Bonds, the Issuer shall withdraw from the Debt Service Fund sufficient moneys to pay such principal or Redemption Price, if applicable, or interest and deposit such moneys with the Paying Agent for the Bonds to be paid.

(F) Reimbursement of Credit Bank. In the case of Bonds secured by a Credit Facility, amounts on deposit in any funds or accounts established for such Bonds may be applied as provided in the applicable Supplemental Resolution to reimburse the Credit Bank for amounts drawn under such Credit Facility to pay the principal of or Redemption Price, if applicable, and interest on such Bonds or to pay the purchase price of any such Bonds which are tendered by the Holders thereof for payment.

Section 4.06. Rebate Fund. Amounts on deposit in the Rebate Fund shall be held in trust by the Issuer and used solely to make required rebates to the United States Treasury (except to the extent the same may be transferred to the Revenue Fund) and the Bondholders shall have no right to have the same applied for debt service on the Bonds. The Issuer agrees to undertake all actions required of it in its arbitrage certificate relating to each Series of Bonds (other than Taxable Bonds), and other instructions from Bond Counsel, delivered in connection with or subsequent to the issuance of such Bonds, including, but not limited to:

(A) making a determination in accordance with the Code of the amount required to be deposited in the Rebate Fund;

(B) depositing from moneys in the Revenue Fund or from other moneys of the Issuer derived from sources other than ad valorem taxation and legally available for such purpose the amount determined in subsection (A) above into the Rebate Fund;

(C) paying on the dates and in the manner required by the Code to the United States Treasury from the Rebate Fund and any other legally available moneys of the Issuer such amounts as shall be required by the Code to be rebated to the United States Treasury; and

(D) keeping such records of the determinations made pursuant to this Section 4.06 as shall be required by the Code, as well as evidence of the fair market value of any investments purchased with proceeds of the Bonds.

The provisions of the above-described arbitrage certificate and instructions of Bond Counsel may be amended from time to time as shall be necessary, in the opinion of Bond Counsel, to comply with the provisions of the Code.

The Issuer agrees to retain or cause to be retained a rebate administrator who shall be a professional qualified to assure compliance by the Issuer with the requirements of this section. The rebate administrator so retained is hereby authorized to hire counsel, accountants, and other experts which the rebate administrator may, in its sole discretion, determine advisable for the purpose of obtaining the required calculations of the rebate amounts and other matters necessary for compliance with Section 148(f) of the Code as the same relates to the Bonds. The rebate administrator will not be liable for any loss occasioned by its reliance upon the instructions of such experts or upon the Issuer's certification of the amounts earned on nonpurpose investments, as such term is defined in Section 148(b)(2) of the Code, in which gross proceeds of the Bonds shall be invested. The duties and responsibilities of the rebate administrator may be performed by more than one Person.

Section 4.07. Investments. Each fund and account established hereby shall be continuously secured in the manner by which the deposit of public funds are authorized to be secured by the laws of the State. Moneys on deposit in each fund and account may be invested and reinvested in Authorized Investments maturing not later than the date on which the moneys therein will be needed.

Any and all income received by the Issuer from the investment of moneys in the Revenue Fund, the Construction Fund and the Rebate Fund, in the Interest Account, the Principal Account and the Bond Amortization Account in the Debt Service Fund, and in the Reserve Fund (to the extent such income and the other amounts in the Reserve Fund do not exceed the Reserve Fund Requirement) shall either be retained in such respective fund or account, or shall be deposited as provided by Supplemental Resolution.

All investments shall be valued at fair market value. Nothing contained in this Resolution shall prevent any Authorized Investments acquired as investments of or security for funds held under this Resolution from being issued or held in book-entry form on the books of the Department of the Treasury of the United States.

Section 4.08. Separate Accounts. The moneys required to be accounted for in each of the foregoing funds and accounts established herein may be deposited in a single bank account, and funds allocated to the various funds and accounts established herein may be invested in a common investment pool, provided that adequate accounting records are maintained to reflect and control the restricted allocation of the moneys on deposit therein and such investments for the various purposes of such funds and accounts as herein provided.

The designation and establishment of the various funds and accounts in and by this Resolution shall not be construed to require the establishment of any completely independent, self-balancing funds as such term is commonly defined and used in governmental accounting, but rather is intended solely to constitute an earmarking of certain revenues for certain purposes and to establish certain priorities for application of such revenues as herein provided.

[End of Article IV]

ARTICLE V

COVENANTS; DISCLOSURE

Section 5.01. General. In addition to all of the other covenants of the Issuer contained in this Resolution, the Issuer hereby covenants with each and every successive Holder of any of the Bonds so long as any of the Bonds that shall remain Outstanding the Issuer will comply with each and every one of the covenants contained in this Article V.

Section 5.02. Covenants to comply with requirements of Section 212.055(2), Florida Statutes and the Interlocal Agreement. The Issuer hereby covenants and agrees to apply the proceeds of the Bonds and Pledged Revenues in compliance with (i) the requirements of Section 212.055(2), Florida Statutes and not to take any action or omit to take any action that would impair its right to receive or would result in a reduction of payments of the Sales Tax Revenues, and (ii) the requirements of the Interlocal Agreement.

Section 5.03. Covenants With Credit Banks. The Issuer may make such covenants as it may in its sole discretion determine to be appropriate with any Credit Bank or other financial institution that shall agree to insure or to provide for Bonds of any one or more Series credit or liquidity support that shall enhance the security or the value of such Bonds. Such covenants may be set forth in the applicable Supplemental Resolution and shall be binding on the Issuer, the Registrar, the Paying Agent and all the Holders the same as if such covenants were set forth in full in this Resolution.

Section 5.04. Special Covenants Relating to Reserve Fund Insurance Policy or Reserve Fund Letter of Credit.

(A) The Issuer shall annually submit to the issuer of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit, records of withdrawals on such Reserve Fund Insurance Policy or such Reserve Fund Letter of Credit, as the case may be, received by the Paying Agent and remaining unpaid, the respective dates of such withdrawals, the interest accrued on such withdrawals and the aggregate amount of interest due by the Issuer to the issuer of such Reserve Fund Insurance Policy or such Reserve Fund Letter of Credit, as the case may be.

(B) The Issuer hereby acknowledges that the issuer of the Reserve Fund Insurance Policy and/or the Reserve Fund Letter of Credit shall be deemed a third-party beneficiary of this Resolution for the purpose of enforcing the terms, conditions and obligations of this Resolution which benefit the issuer of such Reserve Fund Insurance Policy or such Reserve Fund Letter of Credit, as the case may be.

(C) The Issuer may provide by Supplemental Resolution adopted prior to the issuance of any Series of Bonds certain additional terms regarding a Reserve Fund Insurance Policy for funding the Reserve Fund for such Series of Bonds.

Section 5.05. Federal Income Tax Covenants; Taxable Bonds

(A) The Issuer covenants with the Holders of each Series of Bonds (other than Taxable Bonds), that it shall not use the proceeds of such Series of Bonds in any manner which would cause the interest on such Series of Bonds to be or become includable in the gross income of the Holder thereof for federal income tax purposes.

(B) The Issuer covenants with the Holders of each Series of Bonds (other than Taxable Bonds) that neither the Issuer nor any Person under its control or direction will make any use of the proceeds of such Series of Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause such Series of Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code, and neither the Issuer nor any other Person shall do any act or fail to do any act which would cause the interest on such Series of Bonds to become includable in the gross income of the Holder thereof for federal income tax purposes.

(C) The Issuer hereby covenants with the Holders of each Series of Bonds (other than Taxable Bonds) that it will comply with all provisions of the Code necessary to maintain the exclusion of interest on the Bonds from the gross income of the Holder thereof for federal income tax purposes, including, in particular, the payment of any amount required to be rebated to the United States Treasury pursuant to the Code.

(D) The Issuer may, if it so elects, issue one or more Series of Taxable Bonds the interest on which is (or may be) includable in the gross income of the Holder thereof for federal income taxation purposes, so long as each Bond of such Series states in the body thereof that interest payable thereon is (or may be) subject to federal income taxation and provided that the issuance thereof will not cause the interest on any other Bonds theretofore issued hereunder to be or become includable in the gross income of the Holder thereof for federal income tax purposes. The covenants set forth in subsections (A), (B) and (C) of this Section 5.05 shall not apply to any Taxable Bonds.

Section 5.06. Continuing Disclosure Regarding Bonds. The Issuer hereby covenants and agrees that, in order to provide for compliance by the Issuer with the secondary market disclosure requirements of Rule 15c2-12 of the United States Security and Exchange Commission (the "Rule"), that it will enter into a continuing disclosure certificate to be executed by the Issuer and dated the date of issuance and delivery of any Series of Bonds subject to the Rule.

Section 5.07. Notice to Rating Agencies. The Issuer shall provide a notice and a copy of any amendments to the Interlocal Agreement to the rating agencies then rating the Bonds.

[End of Article V]

ARTICLE VI

SUBORDINATED INDEBTEDNESS AND BONDS

Section 6.01. Subordinated Indebtedness. The Issuer will not issue any other obligations, except under the conditions and in the manner provided herein, payable from the Pledged Revenues or voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge having priority to or being on a parity with the lien thereon in favor of the Bonds and the interest thereon. The Issuer may at any time or from time to time issue evidences of indebtedness that are not Additional Bonds and that are payable in whole or in part out of the Pledged Revenues and which may be secured by a pledge of the Pledged Revenues; provided, however, that such pledge shall be, and shall be expressed to be, subordinated in all respects to the pledge of the Pledged Revenues created by this Resolution. The Issuer shall have the right to covenant with the holders from time to time of any Subordinated Indebtedness to add to the conditions, limitations and restrictions under which any Additional Bonds may be issued pursuant to Section 6.02 hereof. The Issuer agrees to pay promptly any Subordinated Indebtedness as the same shall become due.

Section 6.02. Issuance of Bonds. The Issuer may issue one or more Series of Bonds for any one or more of the following purposes: financing the Cost of Projects, or the completion thereof or refunding any or all Outstanding Bonds or any Subordinated Indebtedness or other debt of the Issuer or any other purpose permitted by law. Additional Bonds shall be deemed to have been issued pursuant to this Resolution the same as any Outstanding Bonds, and all of the other covenants and other provisions of this Resolution (except as to details of such Additional Bonds inconsistent therewith) shall be for the equal benefit, protection and security of the Holders of all Bonds issued pursuant to this Resolution; provided, however, any Supplemental Resolution authorizing the issuance of Bonds may provide that any of the covenants herein contained will not be applicable to such Bonds, provided that such provision shall not, in the opinion of Bond Counsel, adversely affect the rights of the Holders of any Bonds which shall then be Outstanding. Except as provided in Sections 4.02 and 4.05 hereof, all Bonds, regardless of the time or times of their issuance, shall rank equally with respect to their lien on the Pledged Revenues and their sources and security for payment therefrom without preference of any Bonds over any other; provided, however, that the Issuer shall include a provision in any Supplemental Resolution authorizing the issuance of Variable Rate Bonds pursuant to this Section 6.02 that in the event the principal thereof is accelerated due to such Bonds being held by the issuer of a Credit Facility, the lien of such Bonds on the Pledged Revenues shall be subordinate in all respects to the pledge of the Pledged Revenues created by this Resolution. No such Additional Bonds shall be issued by the Issuer, as the case may be, unless the following conditions are complied with:

(A) The Issuer shall certify that it is current in all deposits into the various funds and accounts established hereby and all payments theretofore required to have been

deposited or made by it under the provisions of this Resolution and has complied with the covenants and agreements of this Resolution.

(B) There shall have been obtained and filed with the Issuer a certificate of the Director of PLACE: (1) stating that the books and records of the Issuer relating to the collection and receipt of Sales Tax Revenues have been reviewed by him or her; (2) setting forth the amount of Sales Tax Revenues which have been received by the Issuer during any twelve (12) consecutive months selected by the Issuer of the twenty four (24) months immediately preceding the issuance of such Additional Bonds or if such Sales Tax Revenues have not been received by the Issuer for a period of at least twelve (12) months immediately preceding the issuance of such Additional Bonds, the Issuer may calculate the amount of Sales Tax Revenues based on 78% of the combined City and County Sales Tax Revenue collections during such period; and (3) stating that such Sales Tax Revenues equal at least 1.25 times the Maximum Debt Service Requirement for all Outstanding Bonds and such Additional Bonds then proposed to be issued.

(C) In computing Maximum Debt Service Requirement for purposes of this Section 6.02, the interest rate on outstanding Variable Rate Bonds, and on additional parity Variable Rate Bonds then proposed to be issued, shall be calculated as provided in the definition of Debt Service Requirement.

(D) In the event any Additional Bonds are issued for the purpose of refunding any Bonds then Outstanding, the conditions of Section 6.02(A) and (B) shall not apply, provided that the issuance of such Additional Bonds shall not result in an increase in the aggregate amount of principal of and interest on the Outstanding Bonds becoming due in the current Fiscal Year or any subsequent Fiscal Years. The conditions of Section 6.02(B) hereof shall apply to Additional Bonds issued to refund Subordinated Indebtedness and to Additional Bonds issued for refunding purposes which cannot meet the conditions of this paragraph.

(E) In addition to all of the other requirements specified in this Section 6.02, the Issuer must comply with any applicable provisions of any financing documents relating to outstanding Subordinated Indebtedness to the extent such provisions impact on the ability of the Issuer to issue Additional Bonds.

(F) Additional Bonds issued pursuant to this Section 6.02 shall mature at least three months prior to the expiration of the Sales Tax Revenues or six months prior to the expected final collection of the Sales Tax Revenues.

Section 6.03. Bond Anticipation Notes. The Issuer may issue notes in anticipation of the issuance of Bonds which shall have such terms and details and be secured in such manner, not inconsistent with this Resolution, as shall be provided by resolution of the Issuer.

[End of Article VI]

ARTICLE VII

DEFAULTS AND REMEDIES

Section 7.01. Events of Default. The following events shall each constitute an "Event of Default" hereunder:

(A) Default shall be made in the payment of the principal of, Amortization Installment, redemption premium or interest on any Bond when due.

(B) There shall occur the dissolution or liquidation of the Issuer, or the filing by the Issuer of a voluntary petition in bankruptcy, or the commission by the Issuer of any act of bankruptcy, or adjudication of the Issuer as a bankrupt, or assignment by the Issuer for the benefit of its creditors, or appointment of a receiver for the Issuer, or the entry by the Issuer into an agreement of composition with its creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Issuer in any proceeding for its reorganization instituted under the provisions of the Federal Bankruptcy Act, as amended, or under any similar act in any jurisdiction which may now be in effect or hereafter enacted.

(C) The Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Resolution on the part of the Issuer to be performed, and such default shall continue for a period of sixty (60) days after written notice of such default shall have been received from the Holders of not less than twenty-five percent (25%) of the aggregate principal amount of Bonds Outstanding or any Credit Bank. Notwithstanding the foregoing, the Issuer shall not be deemed in default hereunder if such default can be cured within a reasonable period of time and if the Issuer in good faith institutes curative action and diligently pursues such action until the default has been corrected.

Section 7.02. Remedies. Any Credit Bank or Holder of Bonds issued under the provisions of this Resolution or any trustee or receiver acting for such Bondholders may either at law or in equity, by suit, action, mandamus or other proceedings in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted and contained in this Resolution and the Bonds, and may enforce and compel the performance of all duties required by this Resolution and the Bonds or by any applicable statutes to be performed by the Issuer or by any officer thereof.

The Holder or Holders of Bonds in an aggregate principal amount of not less than twenty-five percent (25%) of the Bonds then Outstanding may by a duly executed certificate in writing appoint a trustee for Holders of Bonds issued pursuant to this Resolution with authority to represent such Bondholders in any legal proceedings for the enforcement and protection of the rights of such Bondholders and such certificate shall be executed by such Bondholders or their duly authorized attorneys or representatives, and shall be filed in the office of the Director

of PLACE. Notice of such appointment, together with evidence of the requisite signatures of the Holders of not less than twenty-five percent (25%) in aggregate principal amount of Bonds Outstanding and the trust instrument under which the trustee shall have agreed to serve shall be filed with the Issuer and the trustee and notice of appointment shall be given to all Holders of Bonds in the same manner as notices of redemption are given hereunder. After the appointment of the first trustee hereunder, no further trustees may be appointed; however, the Holders of a majority in aggregate principal amount of all the Bonds then Outstanding may remove the trustee initially appointed and appoint a successor and subsequent successors at any time.

Section 7.03. Directions to Trustee as to Remedial Proceedings. The Holders of a majority in principal amount of the Bonds then Outstanding (or any Credit Bank providing a Credit Facility for any then Outstanding Bonds) have the right, by an instrument or concurrent instruments in writing executed and delivered to the trustee, to direct the method and place of conducting all remedial proceedings to be taken by the trustee hereunder, provided that such direction shall not be otherwise than in accordance with law or the provisions hereof.

Section 7.04. Remedies Cumulative. No remedy herein conferred upon or reserved to the Bondholders is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

Section 7.05. Waiver of Default. No delay or omission of any Bondholder to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default, or an acquiescence therein; and every power and remedy given by Section 7.02 of this Resolution to the Bondholders may be exercised from time to time, and as often as may be deemed expedient.

Section 7.06. Application of Moneys After Default. If an Event of Default shall happen and shall not have been remedied, the Issuer or a trustee or receiver appointed for the purpose shall apply all Pledged Revenues as follows and in the following order:

(A) To the payment of the reasonable and proper charges, expenses and liabilities of the trustee or receiver, Registrar and Paying Agent hereunder; and

(B) To the payment of the interest and principal or Redemption Price, if applicable, then due on the Bonds, as follows:

(1) Unless the principal of all the Bonds shall have become due and payable, all such moneys shall be applied:

FIRST: to the payment to the Persons entitled thereto of all installments of interest then due, in the order of the maturity of such installments, and, if the amount

available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the Persons entitled thereto, without any discrimination or preference;

SECOND: to the payment to the Persons entitled thereto of the unpaid principal of any of the Bonds which shall have become due at maturity or upon mandatory redemption prior to maturity (other than Bonds called for redemption for the payment of which moneys are held pursuant to the provisions of Section 9.01 of this Resolution), in the order of their due dates, with interest upon such Bonds from the respective dates upon which they became due, and, if the amount available shall not be sufficient to pay in full Bonds due on any particular date, together with such interest, then to the payment first of such interest, ratably according to the amount of such interest due on such date, and then to the payment of such principal, ratably according to the amount of such principal due on such date, to the Persons entitled thereto without any discrimination or preference; and

THIRD: to the payment of the Redemption Price of any Bonds called for optional redemption pursuant to the provisions of this Resolution.

(2) If the principal of all the Bonds shall have become due and payable, all such moneys shall be applied to the payment of the principal and interest then due and unpaid upon the Bonds, with interest thereon as aforesaid, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the Persons entitled thereto without any discrimination or preference.

Section 7.07. Control by and Notice to Credit Bank. Upon the occurrence and continuance of an Event of Default, each Credit Bank, if such Credit Bank shall have honored all of its commitments under its Credit Facility, as the case may be, shall be entitled to direct and control the enforcement of all rights and remedies with respect to the Bonds for which such Credit Facility is provided. The Issuer agrees to immediately notify each Credit Bank if at any time there are insufficient moneys to make any payments of principal and/or interest as required and immediately upon the occurrence of any event of default hereunder.

[End of Article VII]

ARTICLE VIII

SUPPLEMENTAL RESOLUTIONS

Section 8.01. Supplemental Resolution Without Bondholders' Consent. The Issuer, from time to time and at any time, may adopt such Supplemental Resolutions without the consent of the Bondholders (which Supplemental Resolution shall thereafter form a part hereof) at any time prior to the issuance of any Bonds hereunder for any purpose whatsoever, and after the issuance of Bonds for any of the following purposes:

(A) To cure any ambiguity or formal defect or omission or to correct any inconsistent provisions in this Resolution or to clarify any matters or questions arising hereunder.

(B) To grant to or confer upon the Bondholders any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Bondholders.

(C) To add to the conditions, limitations and restrictions on the issuance of Bonds under the provisions of this Resolution other conditions, limitations and restrictions thereafter to be observed.

(D) To add to the covenants and agreements of the Issuer in this Resolution other covenants and agreements thereafter to be observed by the Issuer or to surrender any right or power herein reserved to or conferred upon the Issuer.

(E) To specify and determine at any time prior to the delivery of any Series of Bonds the matters and things referred to herein, including but not limited to Sections 2.01 or 2.09 hereof, and also any other matters and things relative to such Bonds which are not contrary to or inconsistent with this Resolution as theretofore in effect, or to amend, modify or rescind any such authorization, specification or determination.

(F) To authorize additional Projects or to change or modify the description of any Project.

(G) To specify and determine matters necessary or desirable for the issuance of Variable Rate Bonds.

(H) To authorize Bonds as Additional Bonds.

(I) To make any other change that, in the opinion of Bond Counsel, would not materially adversely affect the security for the Bonds.

(J) To make any change approved by every Credit Bank.

A copy of the Supplemental Resolution shall be provided to S&P Global Ratings, Fitch Ratings, and to Moody's Investors Service, Inc., if such rating agencies are then rating the Bonds.

Section 8.02. Supplemental Resolution With Bondholders' and Credit Bank's Consent. Subject to the terms and provisions contained in this Section 8.02 and Section 8.01 hereof, the Holder or Holders of not less than a majority in aggregate principal amount of the Bonds then Outstanding shall have the right, from time to time, anything contained in this Resolution to the contrary notwithstanding, to consent to and approve the adoption of such Supplemental Resolution or Resolutions hereto as shall be deemed necessary or desirable by the Issuer for the purpose of supplementing, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Resolution; provided, however, that if such modification or amendment will, by its terms, not take effect so long as any Bonds of any specified Series or maturity remain Outstanding, the consent of the Holders of such Bonds shall not be required and such Bonds shall not be deemed to be Outstanding for the purpose of any calculation of Outstanding Bonds under this Section 8.02. Any Supplemental Resolution which is adopted in accordance with the provisions of this Section 8.02 shall also require the written consent of any Credit Bank providing a Credit Facility for, any Bonds which are Outstanding at the time such Supplemental Resolution shall take effect. A copy of the Supplemental Resolution shall be provided to S&P Global Ratings, Fitch Ratings, and to Moody's Investors Service, Inc., if such rating agencies are then rating the Bonds. No Supplemental Resolution may be approved or adopted which shall permit or require (A) an extension of the maturity of the principal of or the payment of the interest on any Bond issued hereunder, (B) reduction in the principal amount of any Bond or the Redemption Price or the rate of interest thereon, (C) the creation of a lien upon or a pledge of the Pledged Revenues other than the lien and pledge created by this Resolution which adversely affects any Bondholders, (D) a preference or priority of any Bond or Bonds over any other Bond or Bonds, or (E) a reduction in the aggregate principal amount of the Bonds required for consent to such Supplemental Resolution. Nothing herein contained, however, shall be construed as making necessary the approval by Bondholders or the Credit Bank of the adoption of any Supplemental Resolution as authorized in Section 8.01.

If at any time the Issuer shall determine that it is necessary or desirable to adopt any Supplemental Resolution pursuant to this Section 8.02, the Director of PLACE shall cause the Registrar to give notice of the proposed adoption of such Supplemental Resolution and the form of consent to such adoption to be mailed, postage prepaid, to all Bondholders at their addresses as they appear on the registration books and to all Credit Banks providing a Credit Facility for, Bonds Outstanding. Such notice shall briefly set forth the nature of the proposed Supplemental Resolution and shall state that copies thereof are on file at the offices of the Issuer and the Registrar for inspection by all Bondholders. The Issuer shall not, however, be subject to any liability to any Bondholder by reason of its failure to cause the notice required by this Section

8.02 to be mailed and any such failure shall not affect the validity of such Supplemental Resolution when consented to and approved as provided in this Section 8.02.

Whenever the Issuer shall deliver to the Director of PLACE an instrument or instruments in writing purporting to be executed by the Holders of not less than a majority in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed Supplemental Resolution described in such notice and shall specifically consent to and approve the adoption thereof in substantially the form of the copy thereof referred to in such notice, thereupon, but not otherwise, the Issuer may adopt such Supplemental Resolution in substantially such form, without liability or responsibility to any Holder of any Bond, whether or not such Holder shall have consented thereto.

If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding at the time of the adoption of such Supplemental Resolution shall have consented to and approved the adoption thereof as herein provided, no Holder of any Bond shall have any right to object to the adoption of such Supplemental Resolution, or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the Issuer from adopting the same or from taking any action pursuant to the provisions thereof.

Upon the adoption of any Supplemental Resolution pursuant to the provisions of this Section 8.02, this Resolution shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under this Resolution of the Issuer and all Holders of Bonds then Outstanding shall thereafter be determined, exercised and enforced in all respects under the provisions of this Resolution as so modified and amended.

[End of Article VIII]

ARTICLE IX

MISCELLANEOUS; DEFEASANCE

Section 9.01. Defeasance. If the Issuer shall pay or cause to be paid or there shall otherwise be paid to the Holders of all Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in this Resolution, then the pledge of the Pledged Revenues and any additional security pledged hereunder, and all covenants, agreements and other obligations of the Issuer to the Bondholders shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Paying Agents shall pay over or deliver to the Issuer all money or securities held by them pursuant to this Resolution which are not required for the payment or redemption of Bonds not theretofore surrendered for such payment or redemption.

Any Bonds or interest installments appertaining thereto, whether at or prior to the maturity or redemption date of such Bonds, shall be deemed to have been paid within the meaning of this Section 9.01 if (A) in case any such Bonds are to be redeemed prior to the maturity thereof, there shall have been taken all action necessary to call such Bonds for redemption and notice of such redemption shall have been duly given or provision shall have been made for the giving of such notice, (B) there shall have been deposited in irrevocable trust with a banking institution or trust company by or on behalf of the Issuer either moneys in an amount which shall be sufficient, or Securities the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with such bank or trust company at the same time shall be sufficient, to pay the principal of or Redemption Price, if applicable, and interest due and to become due on said Bonds, on and prior to the redemption date or maturity date thereof, as the case may be and (C) a report verifying the sufficiency of moneys or securities and investment earnings thereon to make such payment when due. Neither the Securities nor any moneys so deposited with such bank or trust company nor any moneys received by such bank or trust company on account of principal of or Redemption Price, if applicable, or interest on said Securities shall be withdrawn or used for any purpose other than, and all such moneys shall be held in trust for and be applied to, the payment, when due, of the principal of or Redemption Price, if applicable, of the Bonds for the payment or redemption of which they were deposited and the interest accruing thereon to the date of maturity or redemption thereof; provided, however, the Issuer may substitute new Securities and moneys for the deposited Securities and moneys if the new Securities and moneys are sufficient to pay the principal of or Redemption Price, if applicable, and interest on such Bonds.

For purposes of determining whether Variable Rate Bonds shall be deemed to have been paid prior to the maturity or the redemption date thereof, as the case may be, by the deposit of moneys, or specified Securities and moneys, if any, in accordance with this Section 9.01, the interest to come due on such Variable Rate Bonds on or prior to the maturity or redemption date thereof, as the case may be, shall be calculated at the Maximum Interest Rate; provided, however, that if on any date, as a result of such Variable Rate Bonds having borne interest at

less than the Maximum Interest Rate for any period, the total amount of moneys and specified Securities on deposit for the payment of interest on such Variable Rate Bonds is in excess of the total amount which would have been required to be deposited on such date in respect of such Variable Rate Bonds in order to satisfy this Section 9.01, such excess shall be paid to the Issuer free and clear of any trust, lien, pledge or assignment securing the Bonds or otherwise existing under this Resolution.

In the event the Bonds for which moneys are to be deposited for the payment thereof in accordance with this Section 9.01 are not by their terms subject to redemption within the next succeeding sixty (60) days, the Issuer shall cause the Registrar to mail a notice to the Holders of such Bonds that the deposit required by this Section 9.01 of moneys or Securities has been made and said Bonds are deemed to be paid in accordance with the provisions of this Section 9.01 and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal of or Redemption Price, if applicable, and interest on said Bonds.

Nothing herein shall be deemed to require the Issuer to call any of the Outstanding Bonds for redemption prior to maturity pursuant to any applicable optional redemption provisions, or to impair the discretion of the Issuer in determining whether to exercise any such option for early redemption.

In the event that the principal of or Redemption Price, if applicable, and interest due on the Bonds or any portion thereof shall be paid by a Credit Bank or Credit Banks, such Bonds or any portion thereof shall remain Outstanding, shall not be defeased and shall not be considered paid by the Issuer, and the pledge of the Pledged Revenues and any additional security pledged hereunder, and all covenants, agreements and other obligations of the Issuer to the Bondholders shall continue to exist and such Credit Bank or Credit Banks shall be subrogated to the rights of such Bondholders.

Section 9.02. General Authority. The members of the Governing Body and the Issuer's officers, attorneys and other agents and employees are hereby authorized to do all acts and things required of them by this Resolution or desirable or consistent with the requirements hereof for the full, punctual and complete performance of all of the terms, covenants and agreements contained in the Bonds and this Resolution, and they are hereby authorized to execute and deliver all documents which shall be required by Bond Counsel or the initial purchasers of the Bonds to effectuate the sale of the Bonds to said initial purchasers.

Section 9.03. No Personal Liability. No representation, statement, covenant, warranty, stipulation, obligation or agreement herein contained, or contained in the Bonds, or in any certificate or other instrument to be executed on behalf of the Issuer, the City or the County in connection with the issuance of the Bonds, shall be deemed to be a representation, statement, covenant, warranty, stipulation, obligation or agreement of any member of the Governing Body, officer, employee or agent of the Issuer, the City or the County in his or her individual capacity, and none of the foregoing persons nor any officer of the Issuer, the City or the County executing

the Bonds, or any certificate or other instrument to be executed in connection with the issuance of the Bonds, shall be liable personally thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

Section 9.04. Third Party Beneficiaries. Except such other Persons as may be expressly described herein or in the Bonds, nothing in this Resolution, or in the Bonds, expressed or implied, is intended or shall be construed to confer upon any Person other than the Issuer, and the Holders any right, remedy or claim, legal or equitable, under and by reason of this Resolution or any provision hereof, or of the Bonds, all provision hereof and thereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Persons who shall from time to time be the Holders.

Section 9.05. Sale of Bonds. The Bonds shall be issued and sold at public or private sale at one time or in installments from time to time and at such price or prices as shall be consistent with the provisions of the Act, the requirements of this Resolution and other applicable provisions of law.

Section 9.06. Severability of Invalid Provisions. If any one or more of the covenants, agreements or provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements and provisions of this Resolution and shall in no way affect the validity of any of the other covenants, agreements or provisions hereof or of the Bonds issued hereunder.

Section 9.07. Repeal of Inconsistent Resolutions. All resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

Section 9.08. Table of Contents and Headings not Part Hereof. The Table of Contents preceding the body of this Resolution and the headings preceding the several articles and sections hereof shall be solely for convenience of reference and shall not constitute a part of this Resolution or affect its meaning, construction or effect.

Section 9.09. Effective Date. This Resolution shall take effect immediately upon its adoption.

[End of Article IX]

APPROVED AND ADOPTED by the Board of Directors of the Leon County-City of Tallahassee Blueprint Intergovernmental Agency at a regular meeting assembled this 10th day of December, 2020.

[SEAL]

LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL
AGENCY

By: *Draine Williams*
Chairperson

ATTEST:

By: *James O. Carke*
Clerk

RESOLUTION NO. 2026-01

A RESOLUTION OF LEON COUNTY-CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY SUPPLEMENTING RESOLUTION NO. 2020-06 ADOPTED ON DECEMBER 10, 2020; AUTHORIZING THE ISSUANCE BY THE ISSUER OF NOT EXCEEDING \$90,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2026 TO CONSTRUCT CERTAIN CAPITAL IMPROVEMENTS AND PAY THE COSTS OF ISSUANCE; PLEDGING TO SECURE THE SERIES 2026 BONDS CERTAIN PLEDGED REVENUES INCLUDING THE SALES TAX REVENUES; APPOINTING A REGISTRAR AND PAYING AGENT; DELEGATING TO THE CHAIRPERSON THE AUTHORITY TO DETERMINE THE PRINCIPAL AMOUNT OF SUCH BONDS TO BE ISSUED AND THE BID DATE WITH RESPECT TO SUCH BONDS, TO AWARD THE SALE THEREOF TO THE LOWEST CONFORMING BIDDER BASED ON BIDS SUBMITTED AT PUBLIC SALE AND TO DETERMINE THE TERMS OF SUCH SERIES 2026 BONDS; DELEGATING TO THE CHAIRPERSON THE AUTHORITY TO DEEM FINAL FOR CERTAIN PURPOSES AND APPROVE THE USE OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DISTRIBUTION OF THE FINAL OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2026 BONDS; APPROVING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

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NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LEON COUNTY-CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY:

**ARTICLE I
GENERAL**

Section 1.01. Definitions. When used in this Resolution capitalized terms shall be as defined in the Original Resolution (herein defined) and the following terms shall have the following meanings, unless the context clearly otherwise requires:

“Bid Form” means the form upon which potential bidders will use to deliver their bid.

“Blueprint Clerk” means the Secretary of the Governing Body of the Issuer.

“Chairperson” means the Chairperson of the Issuer, or in his or her absence, the Vice Chairperson of the Issuer, or such other person as may be duly authorized by the Chairperson to act on his or her behalf.

“Clerk” means the City Treasurer-Clerk of the City of Tallahassee, Florida.

“Issuer” means the Leon County-City of Tallahassee Blueprint Intergovernmental Agency.

“Loan” means the loan made to the Issuer pursuant to the State-Funded State Infrastructure Bank Loan Agreement between the Issuer and the State of Florida Department of Transportation dated March 7, 2022, in the maximum initial principal amount of Twenty-Five Million Five Hundred Thousand and 00/100 Dollars (\$25,500,000.00).

“Official Notice of Sale” means such notice to potential bidders containing certain provisions regarding the sale of the Series 2026 Bonds in the proposed form attached hereto as Exhibit “A”.

“Original Resolution” means Resolution No. 2020-06 adopted by the Issuer on December 10, 2020, as amended and supplemented from time to time, which contains the master terms for the debt secured by the Pledged Revenues.

“Parity Bonds” means (i) the remaining outstanding \$10,055,000 Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Note, Series 2020, (ii) the remaining outstanding \$78,895,000 Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2022, (iii) the remaining outstanding \$122,170,000 Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bond, Series 2024, (iv) the Loan, and (v) any other debt issued hereafter under the Original Resolution.

“Paying Agent” and “Registrar” means The Bank of New York Mellon Trust Company, N.A. and its successors and assigns.

“Projects” means the construction, improvement and repairs to certain capital projects, including but not limited to, Airport Gateway, Northeast Gateway, Northeast Connector Corridor, Northwest Connector Corridor, North Monroe Gateway, Fairgrounds Beautification and Improvements, Magnolia Drive Trail, Capital Cascades Trail Segment 4, and any other capital projects designated in the Interlocal Agreement and approved by the governing body of the Issuer.

“Related Document” means this Resolution, the Original Resolution or any other transaction document including any underlying security agreement (each a “Related Document”).

“Series 2026 Bonds” means the Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026, authorized to be issued pursuant to the Original Resolution and this Resolution.

“Summary Notice of Sale” means a summary of the Official Notice of Sale in the proposed form attached hereto as Exhibit “A”.

Section 1.02. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of the Act and is deemed to constitute a Supplemental Resolution pursuant to the Original Resolution.

Section 1.03. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Series 2026 Bonds by those who shall hold the same from time to time, the provisions of this Resolution shall be deemed to be and shall constitute a contract between the Issuer and the Holders from time to time of the Series 2026 Bonds. The pledge made in this Resolution and the provisions, covenants and agreements herein set forth to be performed by or on behalf of the Issuer shall be for the equal benefit, protection and security of the Holders of any and all of the Series 2026 Bonds. All of the Series 2026 Bonds, regardless of the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Series 2026 Bonds over any other thereof except as expressly provided in or pursuant to this Resolution.

Section 1.04. Findings. It is hereby ascertained, determined and declared as follows:

(A) For the benefit of the inhabitants of the Leon County, Florida, the Issuer finds that the construction of the Projects are necessary and desirable, serves a public purpose, and will benefit the health and welfare of the inhabitants of Leon County, Florida.

(B) The Issuer deems it necessary, desirable and in the best interest of the Issuer that the Pledged Revenues be pledged to the payment of the principal of and interest on the Series 2026 Bonds. No part of the Pledged Revenues has been pledged or encumbered in any manner, except to the Parity Bonds.

(C) The estimated Pledged Revenues are sufficient to pay the principal of and interest on the Series 2026 Bonds and the Parity Bonds as the same become due, and all other payments provided for in this Resolution and the Original Resolution.

(D) The principal of and interest on the Series 2026 Bonds and all other payments provided for in this Resolution and the Original Resolution will be paid solely from the sources herein provided in accordance with the terms hereof; and no ad valorem taxing power of the Issuer will ever be exercised nor will the Bondholders have the right to compel the exercise of such ad valorem taxing power to pay the principal of or interest on the Series 2026 Bonds or to make any other payments provided for in this Resolution or the Original Resolution, and the Series 2026 Bonds shall not constitute a lien upon any property of the Issuer or situated within its territorial limits, except the Pledged Revenues.

(E) Upon issuance in accordance with the terms hereof, the Series 2026 Bonds will constitute a Series of Bonds under the Original Resolution, entitled to all the security and benefits thereof.

Section 1.05. Authorization of the Projects. The Projects have been authorized by the Issuer. The findings contained in Section 1.04 are determined to be true and correct findings by the Issuer.

[End of Article I]

ARTICLE II
AUTHORIZATION AND DESCRIPTION OF SERIES 2026 BONDS;
APPLICATION OF SERIES 2026 BOND PROCEEDS

Section 2.01. Authorization and Description of Series 2026 Bonds. A Series of Bonds entitled to the benefit and security of this Resolution and the Original Resolution is hereby authorized to be issued in an aggregate principal amount not to exceed \$90,000,000 for the principal purpose of constructing the Projects, and paying certain costs of issuance incurred with respect to such Series 2026 Bonds. Such Series shall be designated as and shall be distinguished from the Bonds of all other Series by the title "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026". The Series 2026 Bonds may bear a series designation of their year of issuance and shall be called the "Series __ Bonds", thereupon all references to the Series 2026 Bonds herein shall mean "Series __ Bonds".

The Series 2026 Bonds shall be dated the date of delivery; shall be issued as fully registered Bonds; and shall be numbered consecutively from one upward in order of maturity preceded by the letter "R"; shall be in denominations of \$5,000 and integral multiples thereof, and shall bear interest at a rate or rates not exceeding the maximum rate permitted by law, payable in such manner and on such dates; shall consist of such amounts of Serial Bonds or Term Bonds, maturing in such amounts and in such years not exceeding thirty years (30) from their date; and shall contain such redemption provisions as set forth in or referenced by the Bid Documents attached hereto as Exhibit "A" and in the Bid Form of the lowest qualified bidder as designated by the Issuer in accordance with Section 3.01 hereof.

The principal of, or Redemption Price, if applicable, and interest on the Series 2026 Bonds are payable by the Paying Agent as further described in the Original Resolution.

The form of the Series 2026 Bonds shall be as set forth in Section 2.10 of the Original Resolution with such omissions, insertions and variations as are necessary to comport with the terms hereof and the winning bid of the successful bidder, and as may otherwise be required or desirable, to be approved by the Chairperson prior to the issuance thereof (which necessity and/or desirability and approval shall be evidenced conclusively by the Issuer's delivery of the Series 2026 Bonds to the purchaser thereof).

The ownership of each Series 2026 Bond shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). A blanket letter of representation has been entered into by the Issuer with respect to DTC (the "Letter of Representation"). It is intended that the Series 2026 Bonds be registered so as to participate in a global book-entry system with DTC as set forth herein and in such Letter of Representation.

Section 2.02. Application of Series 2026 Bonds Proceeds. The proceeds derived from the sale of the Series 2026 Bonds, including accrued interest and premium, if any, shall, simultaneously with the delivery of the Series 2026 Bonds to the successful bidder thereof, be applied by the Issuer as follows:

(A) The Issuer hereby establishes a separate account to be known as the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026, Costs of Issuance Account" (the "Costs of Issuance Account"), which shall be used only for the payment of costs and expenses described in this subsection. An amount of money sufficient to pay all costs and expenses in connection with the preparation, issuance and sale of the Series 2026 Bonds, including fees of municipal advisors, legal fees, and other similar costs may be deposited to the credit of the Costs of Issuance Account, and used to pay such costs and expenses to the persons respectively entitled to receive the same. When all moneys on deposit to the credit of the Costs of Issuance Account for the Series 2026 Bonds shall have been disbursed by the Issuer for the payment of such costs and expenses, the Costs of Issuance Account shall be closed and excess proceeds applied to the Debt Service Fund.

(B) The Issuer hereby covenants that it will establish a subaccount in the Construction Fund to be known as the "Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Note, Series 2026 Construction Account," hereinafter referred to as the "2026 Construction Account." A portion of the Series 2026 Bonds proceeds shall be deposited in the 2026 Construction Account and used for the payment of the Cost of the Projects. Moneys in the 2026 Construction Account until applied in payment of any item of the cost of the Projects, shall be held in trust by the Issuer and shall be subject to the lien and charge in favor of the Holders of the Series 2026 Bonds, and for the further security of such Holders. Interest on such monies shall accrue to the benefit of the Issuer and may be used for costs of the Projects or interest payments on the Series 2026 Bonds.

Section 2.03. Execution of Series 2026 Bonds. The Series 2026 Bonds shall be signed by, or bear the facsimile signature of, the Chairperson of the Governing Body and shall be signed by, or bear the facsimile signature of, the Clerk and a facsimile of the official seal of the Issuer shall be imprinted on the Series 2026 Bonds.

In case any officer whose signature or a facsimile of whose signature shall appear on any Series 2026 Bonds shall cease to be such officer before the delivery of such Series 2026 Bonds, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes the same as if he has remained in office until such delivery. Any Series 2026 Bond may bear the facsimile signature of or may be signed by such persons who, at the actual time of the execution of such Series 2026 Bond, shall be the proper officers to sign such Series 2026 Bonds although at the date of such Series 2026 Bond such persons may not have been such officers.

Section 2.04. Authentication of Series 2026 Bonds. Only such of the Series 2026 Bonds as shall have been endorsed thereon a certificate of authentication substantially in the form set forth on the form of the Bond, duly executed by the Registrar, as authenticating agent, shall be entitled to any benefit or security under this Resolution. No Series 2026 Bond shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been duly executed by the Registrar, and such certificate of the Registrar upon any such Series 2026 Bond shall be conclusive evidence that such Series 2026 Bond has been duly authenticated and delivered under this Resolution. The Registrar's certificate of authentication on any Series 2026 Bond shall be deemed to have been duly executed if signed by an authorized officer of the

Registrar, but it shall not be necessary that the same officer sign the certificate of authentication of all of the Series 2026 Bonds that may be issued hereunder at any one time.

Section 2.05. Appointment of Paying Agent and Registrar. The Bank of New York Mellon Trust Company, N.A. is hereby appointed as Paying Agent and Registrar for the Series 2026 Bonds. The Chairperson and the Clerk are hereby authorized to enter into any agreements with such Paying Agent and Registrar, which may be necessary to reflect the obligation of such Paying Agent and Registrar to accept and perform the respective duties imposed upon each and to effectuate the transactions contemplated by this Resolution and the Original Resolution.

[End of Article II]

ARTICLE III SALE OF SERIES 2026 BONDS

Section 3.01. Delegated Award and Payment for the Series 2026 Bonds. Subject to full satisfaction of the conditions set forth in this Section 3.01, the Issuer hereby authorizes a delegated award of the Series 2026 Bonds to the successful bidder in accordance with the terms of the Bid Form to be dated the date of sale with such changes, amendments, modifications, omissions and additions thereto as shall be approved by the Chairperson in accordance with the provisions of this Section 3.01 and upon recommendation of the Municipal Advisor, his execution thereof being deemed conclusive evidence of the approval of such changes and full satisfaction of the conditions set forth in this Section 3.01. The Bid Form of the successful bidder shall not be accepted by the Chairperson until such time as all of the following conditions have been satisfied:

Receipt by the Chairperson of a properly delivered Bid Form to purchase the Series 2026 Bonds by the successful bidder, said offer to provide for, among other things, (i) the issuance of not exceeding \$90,000,000 aggregate principal amount of Series 2026 Bonds, (ii) an underwriting discount (including management fee and all expenses) and a net original issue discount not in excess of 1.00%, in the aggregate, of the par amount of the Series 2026 Bonds, (iii) a true interest cost of not more than 4.5% for the Series 2026 Bonds, and (iv) the maturities of the Series 2026 Bonds, with the final maturity of the Series 2026 Bonds being not later than October 1, 2039.

The Issuer hereby delegates to the Chairperson, upon consideration of the factors hereinafter listed, the authority to accept bids for the Series 2026 Bonds and retain the services of PARITY or similar firm, as an electronic provider of bidding services. After considering the cost of such method of sale, the potential to reduce the true interest cost of the Series 2026 Bonds, and the potential to increase the number of bidders for the Series 2026 Bonds, the Governing Body determines such method of sale is in the best interest of the Issuer, therefore the Chairperson shall undertake the bidding via such electronic means. The Chairperson is authorized to execute and deliver an engagement letter and any necessary services agreement with such provider which contain such terms and provisions acceptable to the Chairperson. The Official Notice of Sale attached hereto may be modified and amended to accommodate the sale of the Series 2026 Bonds and the award of the sale of the Series 2026 Bonds to the best bidder in the all-or-none bidding transaction, based on the method which produces the lowest overall true interest cost for the Issuer. The Issuer has the right to reject any and all bids.

Section 3.02. Publication of Notice of Sale. The Chairperson is hereby authorized and directed to cause the Summary Notice of Sale of the Series 2026 Bonds attached as Exhibit "A" hereto with such changes or insertions thereto as may be authorized by the Chairperson, such abbreviated form to be consistent with the terms of this Resolution and the Original Resolution, to be published, in the official newspaper and such newspapers or financial journals published within or without the State and shall be published at such times as the Chairperson may determine but one such publication shall be at least ten (10) days prior to the bid. The Chairperson shall obtain proof, in affidavit form, of such publication. The Chairperson shall

compare the notice as printed with that directed to be printed to ascertain that no material mistake has been made therein.

Section 3.03. Information with Respect to the Offering and Preliminary Official Statement. The Chairperson, Bond Counsel to the Issuer and the Issuer's Municipal Advisor are hereby authorized to prepare and to disseminate (or cause to be prepared and disseminated) copies of the Official Notice of Sale and of the Bid Form to any banks, underwriters, investment houses or the like deemed to be advisable, and to include therewith copies of a "Preliminary Official Statement" substantially in the form attached hereto as Exhibit "B". At closing, the Chairperson is authorized and directed to furnish a certificate to the effect that the Preliminary Official Statement did not as of its date and does not contain any untrue statement or omission of a material fact. The Chairperson is authorized to deem final the Preliminary Official Statement prepared pursuant to this section for purposes of Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission, subject to omissions allowed by the Rule. The Chairperson is authorized to deliver a certificate to the winning bidder indicating compliance with such Rule. The Issuer shall provide the successful bidder with a reasonable number of copies (not more than 200) of the Official Statement upon delivery of the Series 2026 Bonds and such bidder shall be responsible for distributing the Official Statement in accordance with the law. The Chairperson and the Municipal Advisor are hereby further authorized and directed to cooperate with requests for information received from potential bidders or from the winning bidder. Upon the award of the Series 2026 Bonds to the successful bidder, the Issuer shall also make available a reasonable number of copies of the Preliminary Official Statement to such bidder, who may mail such Preliminary Official Statements to prospective purchasers at the bidder's expense.

The form, terms and provisions of the final Official Statement relating to the Series 2026 Bonds shall be substantially as set forth in the Preliminary Official Statement. The Chairperson is hereby authorized and directed to execute and deliver said final Official Statement in the name and on behalf of the Issuer, and thereupon to cause such final Official Statement to be delivered to the successful bidder with such changes, amendments, modifications, omissions and additions as shall be necessary to reflect the terms and provisions of the Series 2026 Bonds as set forth in the winning bid as adjusted in accordance with the provisions of the Official Notice of Sale. Said final Official Statement, including any such changes, amendments, modifications, omissions and additions as approved by the Chairperson, and the information contained therein, are hereby authorized to be used in connection with the sale of the Series 2026 Bonds to the public. Execution by the Chairperson of the Final Official Statement shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions and additions.

[End of Article III]

ARTICLE IV
PARTICULAR COVENANTS AND PROVISIONS

Section 4.01. Covenant of Payment and Pledge of Revenues.

A. The Issuer covenants that it will promptly pay the principal of and redemption premium, if any, and the interest on the Series 2026 Bonds issued under the provisions of this Resolution at the places, on the dates and in the manner provided herein and in the Series 2026 Bonds, and any premium required for the retirement of the Series 2026 Bonds by purchase or redemption, according to the true intent and meaning thereof.

B. The Issuer does hereby irrevocably and unconditionally agree to deposit its Sales Tax Revenues into its Revenue Fund created pursuant to Section 4.04 of the Original Resolution.

C. The Issuer does hereby irrevocably and unconditionally pledge the Pledged Revenues for the payment of the principal of and interest on the Series 2026 Bonds and for all other payments provided herein and in the Original Resolution.

D. The Issuer covenants that it will duly enforce and collect the Sales Tax Revenues in accordance with the Act, this Resolution, the Original Resolution and the Interlocal Agreement.

Section 4.02. Covenant of Faithful Performance of Resolution. The Issuer covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Resolution, the Original Resolution, the Interlocal Agreement, in any and every Series 2026 Bond executed and delivered hereunder and under the Original Resolution and in all proceedings of the Issuer pertaining hereto. The Issuer covenants that it is duly authorized under the Constitution and laws of the State of Florida, including particularly the Act, to issue the Series 2026 Bonds authorized hereby and to adopt this Resolution, to pledge the Pledged Revenues in the manner and to the extent herein set forth; that all action on its part for the issuance of the Series 2026 Bonds issued hereunder and the adoption of this Resolution and the Original Resolution have been duly and effectively taken; and that the Series 2026 Bonds in the hands of the Owners thereof are and will be valid and enforceable obligations of the Issuer according to the tenor thereof.

Section 4.03. Covenant of Nonarbitrage. The Issuer covenants for the benefit of the Owner(s) of the Series 2026 Bonds that the proceeds, the earnings thereon and any other moneys on deposit in any fund or account maintained with respect to the Series 2026 Bonds (whether such moneys were derived from the proceeds of the Series 2026 Bonds or from other sources) will not be used in any manner which would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code. Without limiting the generality of other provisions of this Resolution, the officers of the Issuer are hereby authorized and directed to execute and deliver on behalf of the Issuer such agreements and instruments as they deem necessary or desirable in order to effectuate the foregoing, including an agreement requiring the Issuer to pay arbitrage profits to the United States of America. The Rebate Fund

created pursuant to Section 4.06 of the Original Resolution shall be utilized for any such required rebate.

Section 4.04. Tax-Exempt Status of the Series 2026 Bonds. The Issuer covenants and agrees for the benefit of the Owner(s) of the Series 2026 Bonds that it will not take or authorize or permit any action to be taken or omit to take any action and it has not taken nor authorized or permitted any action to be taken or omitted to take any action which results in the interest paid on the Series 2026 Bonds being included in the gross income of a Bondholder for purposes of federal income taxation.

Section 4.05. Continuing Disclosure Certificate. In order to enable the purchasers of the Series 2026 Bonds to comply with the provisions of the Rule, relating to secondary market disclosure, the Chairperson is hereby authorized and directed to execute and deliver the Continuing Disclosure Certificate, and the Clerk to attest, in the name and on behalf of the Issuer substantially in the form attached hereto as Exhibit "C" with such changes, amendments, omissions and additions as shall be approved by the Chairperson, his execution and delivery thereof being conclusive evidence of such approval.

Section 4.06. Truth in Bonding. The successful bidder shall deliver at or before the issuance of the Series 2026 Bonds a statement in the form as follows with the proper information inserted as appropriate:

"The Leon County-City of Tallahassee Blueprint Intergovernmental Agency is proposing to issue \$_____ original aggregate principal amount of Sales Tax Revenue Bonds, Series 2026 for the purpose of (i) paying costs of the Projects, and (ii) paying the costs of issuing the Series 2026 Bonds, all as further described in the Original Resolution and Resolution No. 2026-____. The final maturity date of the Series 2026 Bonds is October 1, _____, and the Series 2026 Bonds are expected to be repaid over a period of _____ (____) years. At a forecasted average interest rate of _____% per annum, total interest paid over the life of the Series 2026 Bonds will be \$_____. The source of repayment or security for this proposal is the Issuer's Pledged Revenues held in the funds created under the said Resolution. Authorizing the Series 2026 Bonds will result in \$_____ not being available to finance the other capital improvements of the Issuer. This truth-in-bonding statement prepared pursuant to Section 218.385(2) and (3) of the Florida Statutes, as amended, is for informational purposes only and shall not affect or control the actual terms and conditions of the Series 2026 Bonds."

[End of Article IV]

ARTICLE V MISCELLANEOUS

Section 5.01. Authorization of Execution and Other Certificates and Other Instruments. The Chairperson, the Issuer's Attorney and any attorney designated in that capacity (the "Issuer's Attorney"), the Clerk and the Blueprint Clerk are hereby authorized and directed, either alone or jointly, under the official seal of the Issuer, to execute and deliver certificates of the Issuer certifying such facts as the Issuer's Attorney, Bond Counsel or counsel appointed as disclosure counsel ("Disclosure Counsel") shall require in connection with the issuance, sale and delivery of the Series 2026 Bonds, and to execute and deliver such other instruments (including tax documents) as shall be necessary or desirable to perform the Issuer's obligations under this Resolution and the Original Resolution and to consummate the transactions contemplated hereby and thereby.

Section 5.02. General Authority. The members of the Governing Body and the Issuer's officers, attorneys and other agents and employees are hereby authorized to do all acts and things required of them by this Resolution or desirable of all of the terms, covenants and agreements contained in the Bonds and this Resolution, and they are hereby authorized to execute and deliver all documents which shall be required by Bond Counsel, Disclosure Counsel or the successful bidder of the Series 2026 Bonds to effectuate the sale of the Series 2026 Bonds to said bidder.

Section 5.03. No Personal Liability. No representation, statement, covenant, warranty, stipulation, obligation or agreement herein contained, or contained in the Series 2026 Bonds, or in any certificate or other instrument to be executed on behalf of the Issuer in connection with the issuance of the Series 2026 Bonds, shall be deemed to be a representation, statement, covenant, warranty, stipulation, obligation or agreement of any member of the Governing Body, officer, employee or agent of the Issuer in his or her individual capacity, and none of the foregoing persons nor any officer of the Issuer executing the Series 2026 Bonds, or any certificate or other instrument.

Section 5.04. No Third Party Beneficiaries. Except such other Persons as may be expressly described herein or in the Series 2026 Bonds, nothing in this Resolution, or in the Series 2026 Bonds, expressed or implied, is intended or shall be construed to confer upon any Person other than the Issuer and the Holders any right, remedy or claim, legal or equitable, under and by reason of this Resolution or any provision hereof, or of the Series 2026 Bonds, all provisions hereof and thereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Persons who shall from time to time be the Holders.

Section 5.05. Severability of Invalid Provisions. If any one or more of the covenants, agreements or provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants,

agreements and provisions of this Resolution and shall in no way affect the validity of any of the other covenants, agreements or provisions hereof or of the Series 2026 Bonds issued hereunder.

Section 5.06. Repeal of Inconsistent Resolutions. All resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

Section 5.07. Table of Contents and Headings Not Part Hereof. The Table of Contents preceding the body of this Resolution and the headings preceding the several articles and sections hereof shall be solely for convenience of reference and shall not constitute a part of this Resolution or affect its meaning, construction or effect.

Section 5.08. Effective Date. This Resolution shall take effect immediately upon its adoption.

[End of Article V]

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APPROVED AND ADOPTED by the Board of Directors of the Leon County-City of Tallahassee Blueprint Intergovernmental Agency at a regular meeting assembled this ____ day of March, 2026.

[SEAL]

LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL
AGENCY

By: _____
Brian Welch, Chairperson

ATTEST:

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

EXHIBIT "A"
BID DOCUMENTS

SUMMARY NOTICE OF SALE

\$75,440,000*

**LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS
SERIES 2026**

Bids for the above captioned bonds will be received by the Leon County-City of Tallahassee Blueprint Intergovernmental Agency, (the "Issuer") via Parity until 11:00 A.M. (the "Submittal Deadline"), Eastern Time, [Week of June 22, 2026] or on such other date as may be established by the Chairperson of the Issuer or his respective designee no less than ten (10) days after the date of publication of this notice and communicated by Thomson Municipal Market Monitor not less than twenty (20) hours prior to the time bids are received (the "Bid Date").

Such bids are to be opened in public as soon as practical after the Submittal Deadline on said day for the purchase of the Leon County-City of Tallahassee, Blueprint Intergovernmental Agency Sales Tax Revenue Bonds Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds will mature as specified in the Official Notice of Bond Sale. Proceeds of the Series 2026 Bonds shall be used for the purpose of (i) construction, improvement and repairs to certain capital projects, including but not limited to, Airport Gateway, Northeast Gateway, Northeast Connector Corridor, Northwest Connector Corridor, North Monroe Gateway, Fairgrounds Beautification and Improvements, and any other capital projects designated in the Interlocal Agreement and approved by the governing body of the Issuer, and (ii) paying costs of issuance of the Series 2026 Bonds.

The approving opinion of Bryant Miller Olive P.A., Tallahassee, Florida, Bond Counsel, will be furnished to the successful bidder at the expense of the Issuer.

Electronic copies of the Preliminary Official Statement and the Official Notice of Sale relating to the Series 2026 Bonds may be obtained at the website address www.munios.com.

**LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY**

Chairperson

Dated: [June 12, 2026]

*Preliminary, subject to change.

OFFICIAL NOTICE OF SALE

\$75,440,000*

**LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS
SERIES 2026**

Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026 (the "Series 2026 Bonds") are being offered for sale in accordance with this Official Notice of Sale. Notice is hereby given that bids will be received by the Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the "Issuer") for the purchase of the Series 2026 Bonds via HIS Markit's Parity/BidCOMP Competitive Bidding System ("Parity") in the manner described below until 11:00 A.M., Eastern Time, on [Week of June 22, 2026], or on such other date and/or time as will be established by the Chairperson of the Issuer or his respective designee and communicated by TM3 News Service (www.TM3.com) not less than 20 hours prior to the time the bids are to be received. To the extent any instructions or directions set forth on Parity conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. For further information about Parity, and to subscribe in advance of the bid, potential bidders may contact Parity at (212) 849-5023 or parity@ihsmarkit.com. The use of Parity shall be at the bidder's risk and expense, and the Issuer shall have no liability with respect thereto. Only bids submitted through Parity will be considered.

BOND DETAILS

The description of the Series 2026 Bonds, the purpose thereof and the security therefor, as set forth in this Official Notice of Sale, is subject in its entirety to the disclosures made in the Preliminary Official Statement. See "Disclosure Information" herein.

The Series 2026 Bonds will be issued as fully registered bonds, and when executed and delivered, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository for the Series 2026 Bonds. Individual purchases of the Series 2026 Bonds may be made only in book-entry form in denominations of \$5,000 or integral multiples thereof. Purchasers of Series 2026 Bonds (the "Beneficial Owners") will not receive physical delivery of bond certificates. As long as Cede & Co. is the registered owner of the Series 2026 Bonds, as nominee for DTC, payments of principal and interest with respect to the Series 2026 Bonds will be made directly to such registered owner who will in turn remit such principal and interest payments to DTC participants for subsequent disbursement to the Beneficial Owners. The Issuer will not be responsible for payments to Beneficial Owners.

*Preliminary, subject to change.

The Series 2026 Bonds will be dated their date of delivery (expected to be July 15, 2026) or such other date as may be communicated by TM3 News Service (www.TM3.com) not less than 20 hours prior to the time bids are to be received, and shall bear interest from such date and shall be payable semiannually commencing on October 1, 2026, and on each April 1 and October 1 thereafter until maturity at the rate or rates specified in such proposals as may be accepted. The proposed schedule of maturities and amounts are as follows:

INITIAL MATURITY SCHEDULE FOR THE SERIES 2026 BONDS

Maturity (October 1)*	Amount*
2027	4,740,000
2028	4,975,000
2029	5,225,000
2030	5,485,000
2031	5,760,000
2032	6,050,000
2033	6,350,000
2034	6,670,000
2035	7,005,000
2036	7,355,000
2037	7,720,000
2038	8,105,000

*Preliminary, subject to change.

NOTE: The Issuer reserves the right to modify the maturity schedule shown above. Any such modification will be communicated through the TM3 News Service (www.TM3.com) (See, "ADJUSTMENT OF PRINCIPAL AMOUNTS" below.)

BOND REGISTRAR AND PAYING AGENT

The Bond Registrar and Paying Agent for the Series 2026 Bonds will be The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida.

ADJUSTMENT OF PRINCIPAL AMOUNTS

The schedule of maturities set forth above (the "Initial Maturity Schedule") represents an estimate of the principal amount and maturities of the Series 2026 Bonds that will be sold. The Issuer reserves the right to change the Initial Maturity Schedule by announcing any such change not later than 3:00 p.m., Eastern Time, on the day immediately preceding the date set for

receipt of bids, through TM3 News Service (www.TM3.com). If no such change is announced, the Initial Maturity Schedule will be deemed the schedule of maturities for submission of the bid.

Furthermore, if after final computation of the bids, the Issuer determines in its sole discretion that the funds necessary to accomplish the purpose of the Series 2026 Bonds is more or less than the proceeds of the sale of all of the Series 2026 Bonds, the Issuer reserves the right to increase or decrease the principal amount, by no more than 15% of the principal amount of the Series 2026 Bonds and for a given maturity by no more than the greater of (i) [\$2,000,000 or (ii) 15% of the given maturity of the Series 2026 Bonds (to be rounded to the nearest \$5,000),] or by such other amount as approved by the winning bidder.

In the event of any such adjustment, no rebidding or recalculation of the bids submitted will be required or permitted; and the Series 2026 Bonds of each maturity, as adjusted, will bear interest at the same rate and must have the same initial reoffering yield as specified immediately after award of the Series 2026 Bonds of that maturity. However, the award will be made to the bidder whose bid produces the lowest true interest cost rate, calculated as specified herein, solely on the basis of the Series 2026 Bonds offered, without taking into account any adjustment in the amount of Series 2026 Bonds pursuant to this paragraph.

REDEMPTION PROVISIONS

Optional Redemption. The Series 2026 Bonds maturing on or prior to October 1, 2032, are not subject to redemption prior to maturity. The Series 2026 Bonds maturing on and after October 1, 2033 are subject to redemption prior to maturity on October 1, 2032, or on any date thereafter, at the option of the Agency, as a whole or in part at any time (by lot if less than all of a maturity) at the redemption price of 100% of the principal amount thereof, without premium, (plus accrued interest to the redemption date on the principal amount, if any).

Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on October 1, _____ are subject to mandatory sinking fund redemption in part prior to maturity, by lot, through the application of Amortization Installments, at a redemption price equal to one hundred percent (100%) of the principal amount thereof, plus accrued interest to the redemption date, on October 1 of each year in the following amounts and in the years specified.

Due (October 1)	Amortization Installment

*

*Final Maturity

AUTHORITY AND PURPOSE

The Series 2026 Bonds are being issued under the authority of, and in full compliance with the Florida Constitution, Chapter 166, Florida Statutes, and other applicable provisions of law (collectively referred to as the “Act”), and pursuant to the terms and conditions of Resolution No. 2020-06 of the Agency, adopted on December 10, 2020, as supplemented, and particularly as supplemented by Resolution No. 2024-01, adopted on February 29, 2024 (collectively, the Bond Resolution”).

The Series 2026 Bonds are being issued for the purpose of (i) construction, improvement and repairs to certain capital projects, including but not limited to, Airport Gateway, Northeast Gateway, Northeast Connector Corridor, Northwest Connector Corridor, North Monroe Gateway, Fairgrounds Beautification and Improvements, and any other capital projects designated in the Interlocal Agreement and approved by the governing body of the Issuer, and (ii) paying costs of issuance of the Series 2026 Bonds.

SECURITY

The Series 2026 Bonds are special obligations of the Issuer. The principal of and interest on the Series 2026 Bonds shall be secured by a pledge of the Pledged Revenues, which mainly consist of Sales Tax Revenues, as further described in the Official Statement. The Bond Resolution is included as Appendix C to the Preliminary Official Statement. See “SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS” in the Preliminary Official Statement.

RATINGS

Moody’s Investors Service (“Moody’s”) and Fitch Ratings, Inc. (“Fitch”) have assigned municipal bond ratings of “[]” and “[]” (stable outlook), respectively, to the Series 2026 Bonds.

The rating reports of such rating agencies will be made available upon request to PFM Financial Advisors LLC, 200 S. Orange Ave, Suite 760 Orlando, Florida 32801; niedfeldtj@pfm.com.

Such ratings reflect the views of Moody’s and Fitch and an explanation of the significance of such ratings may be obtained only from the rating agencies. There is no assurance that such ratings will be in effect for any given period of time or that they will not be revised downward or withdrawn entirely by Moody’s or Fitch if, in the judgment of Moody’s or Fitch, circumstances so warrant. Any such downward revision or withdrawal may have an adverse effect upon the market price of the Series 2026 Bonds.

TERMS OF BID AND BASIS OF AWARD

Proposals must be unconditional and for the purchase of all of the Series 2026 Bonds. The reoffering price for the Series 2026 Bonds may not be less than 98% of the principal amount of the Series 2026 Bonds for any single maturity thereof. The aggregate purchase price, inclusive of original issue discount ("OID"), original issue premium ("OIP") and underwriter's discount, may not be less than 100% of the principal amount of the Series 2026 Bonds. The true interest cost of the Series 2026 Bonds may not exceed 4.25% per annum. The minimum coupon requirement for the Series 2026 Bonds on and after October 1, 2033, is 5.00%.

The Series 2026 Bonds shall bear interest expressed in multiples of one-eighth (1/8) or one-twentieth (1/20) of one (1) per centum. The use of split or supplemental interest coupons will not be considered and a zero rate or blank rate will not be permitted. All Series 2026 Bonds maturing on the same date shall bear the same rate of interest.

The Series 2026 Bonds will be awarded to the bidder offering to purchase the Series 2026 Bonds at the lowest annual interest cost computed on a true interest cost ("TIC") basis. The annual TIC will be determined by doubling the semi-annual interest rate necessary to discount the semi-annual debt service payments on the Series 2026 Bonds back to the Net Bond Proceeds (defined as the par amount of the Series 2026 Bonds, plus any OIP, less any OID and underwriter's discount on the Series 2026 Bonds, calculated on a 360 day year to the Closing Date, as defined below). The TIC must be calculated to four (4) decimal places. **NO BID SHALL BE ACCEPTED WITH A TIC GREATER THAN 4.25%.**

ALL BIDS SHALL REMAIN FIRM UNTIL 2:00 P.M., EASTERN TIME, ON THE DATE OF RECEIPT OF BIDS. Award is subject to the timely receipt of the Good Faith Deposit as mentioned below.

EACH BIDDER MUST SPECIFY IN ITS BID THE INTEREST RATE FOR THE SERIES 2026 BONDS OF EACH MATURITY AND ALL SERIES 2026 BONDS MATURING ON THE SAME DATE MUST BEAR INTEREST AT THE SAME RATE. NO BIDS FOR LESS THAN ALL OF THE SERIES 2026 BONDS OFFERED WILL BE ENTERTAINED.

THE ISSUER RESERVES THE RIGHT TO REJECT ALL BIDS OR ANY BID NOT CONFORMING TO THIS OFFICIAL NOTICE OF SALE. THE ISSUER ALSO RESERVES THE RIGHT TO WAIVE, IF PERMITTED BY LAW, ANY IRREGULARITY OR INFORMALITY IN ANY PROPOSAL. THE ISSUER SHALL NOT REJECT ANY CONFORMING BID, UNLESS ALL CONFORMING BIDS ARE REJECTED.

BIDDING DETAILS

All bids must be unconditional and submitted electronically via Parity. **No telephone, facsimile, mail, courier delivery or personal delivery bids will be accepted.** To participate, bidders must be a contracted customer of Ipreo, parent company of i-Deal LLC ("i-Deal LLC").

If the prospective bidder does not have a contract with i-Deal LLC, call (212) 849-5023 or e-mail parity@ihsmarkit.com to become a customer and to obtain a list of the bidding rules and procedures. To the extent any instructions or directions set forth on Parity conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control.

Bidders may change and submit bids as many times as they wish during the bidding; provided, however, that each bid submitted subsequent to a bidder's initial bid must result in a lower true interest cost on the Series 2026 Bonds ("TIC"), when compared to the immediately preceding bid of such bidder. The last bid submitted by a bidder before the end of the bidding will be compared to all other final bids submitted by others to determine the winning bidder or bidders.

Each bidder will be solely responsible for making the necessary arrangements to access Parity for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale. i-Deal LLC will not have any duty or obligation to provide or assure such access to any bidder, and neither the Issuer nor i-Deal LLC will be responsible for the proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, Parity. The Issuer is authorizing the use of Parity as a communications mechanism to conduct the electronic bidding for the Series 2026 Bonds; the owners of such service are not agents of the Issuer. The Issuer is not bound by any advice and determination of i-Deal LLC to the effect that any particular bid complies with the terms of this Official Notice of Sale and in particular the specifications set forth in this Official Notice of Sale, including under "TERMS OF BID AND BASIS OF AWARD" above. All costs and expenses incurred by bidders in connection with their registration and submission of bids via Parity are the sole responsibility of such bidders.

GOOD FAITH DEPOSIT

If the Issuer selects a winning bid, then the successful bidder must submit a "Good Faith Deposit" (the "Deposit") to the Issuer in the form of a wire transfer in the amount of \$1,508,800, representing approximately two percent (2%) of the estimated principal amount of the Series 2026 Bonds not later than 2:00 p.m., Eastern Time on the business day following the award. The Deposit of the successful bidder will be collected and the proceeds thereof retained by the Issuer to be applied as partial payment for the Series 2026 Bonds and no interest will be allowed or paid upon the amount thereof, but in the event the successful bidder shall fail to comply with the terms of the bid, the proceeds thereof will be retained as and for full liquidated damages.

After receipt of bids is closed and prior to the award, the apparent successful bidder indicated on Parity must submit the Good Faith Deposit to the Issuer by wire transfer. The award to the apparent successful bidder is contingent upon receipt of the Good Faith Deposit and the Series 2026 Bonds will not be awarded by or on behalf of the Issuer to such bidder until the Issuer has confirmed receipt of the Good Faith Deposit. Wiring instructions will be provided to the winning bidder.

STANDARD FILINGS, CHARGES AND CLOSING DOCUMENTS

The winning bidder will be required to make the standard filings and maintain the appropriate records routinely required pursuant to the MSRB. The winning bidder will be required to pay the standard MSRB charge for the Series 2026 Bonds purchased. In addition, those who are members of Securities Industry and Financial Markets Association ("SIFMA") will be required to pay SIFMA's standard charge per bond. The winning bidder will also be required to execute certain closing documents required by Florida law or required by Bond Counsel (as defined below) in connection with the delivery of its tax opinion. See "Disclosure; Amendments to Notice of Sale; Notification Obligations of Purchaser" herein.

CUSIP NUMBERS

It is anticipated that CUSIP identification numbers will be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for failure or refusal by the successful bidder to accept delivery of and pay for the Series 2026 Bonds in accordance with their agreement to purchase the Series 2026 Bonds. All expenses in relation to the printing of CUSIP numbers on the Series 2026 Bonds shall be paid for by the Issuer; provided, however, that it shall be the responsibility of the successful bidder to timely obtain and pay for the assignment of such CUSIP numbers.

DELIVERY OF THE SERIES 2026 BONDS

The Issuer will pay the cost of preparing the Series 2026 Bonds. The successful bidder is responsible for DTC eligibility and related DTC costs. Delivery of and payment for the Series 2026 Bonds will be via DTC Fast on or about July 15, 2026 (the "Closing Date") in New York, New York, or such other time and place mutually acceptable to the successful bidder and the Issuer. Payment of the full purchase price, less the Deposit, shall be made to the Issuer not later than 12:00 P.M., Eastern Time on the Closing Date, in Federal Reserve Funds of the United States of America, without cost to the Issuer.

The legal opinion of Bryant Miller Olive P.A. ("Bond Counsel") will be furnished without charge to the successful bidder at the time of delivery of the Series 2026 Bonds. For a further discussion of the content of that opinion and the proposed form of the approving opinion, see the Preliminary Official Statement for the Series 2026 Bonds.

There will also be furnished at the time of delivery of the Series 2026 Bonds, a certificate or certificates of the Issuer (which may be included in a consolidated closing certificate) relating to the accuracy and completeness of the Official Statement; and stating, among other things, that, except as disclosed in the Official Statement, there is no litigation or administrative action or proceeding pending or, to the knowledge of the Issuer, threatened, at the time of delivery of the Series 2026 Bonds, (a) to restrain or enjoin or seeking to restrain or enjoin the issuance and delivery of the Series 2026 Bonds or (b) affecting the validity of the Series 2026 Bonds, and that the Preliminary Official Statement has been deemed by the Issuer to be a "final official statement" for purposes of SEC Rule 15c2-12(b)(3) and (4).

The successful bidder will be responsible for the clearance or exemption with respect to the status of the Series 2026 Bonds for sale under the securities or “Blue Sky” laws of the several states and the preparation of any surveys or memoranda in connection with such sale.

**DISCLOSURE; AMENDMENTS TO NOTICE OF SALE;
NOTIFICATION OBLIGATIONS OF PURCHASER**

This Official Notice of Sale is not intended as a disclosure document and bidders are required to obtain and carefully review the Preliminary Official Statement before submitting a bid.

This Official Notice of Sale may be amended from time to time after its initial publication by publication of amendments thereto not less than 20 hours prior to the bid date and time by TM3 News Service (www.TM3.com). Each bidder will be charged with the responsibility of obtaining any such amendments and complying with the terms thereof.

Prior to delivery of the Series 2026 Bonds to the successful bidder, the successful bidder shall file with the Issuer a statement as described in Section 218.38(1)(c)2, Florida Statutes, containing the underwriting spread (including management fee, if any), and the amount of any fee, bonus or gratuity paid in connection with the Series 2026 Bonds to any person not regularly employed by the successful bidder. This statement shall be filed with the Issuer even if no such management fee or underwriting spread has been charged by the successful bidder or no such fee, bonus or gratuity has been paid by the successful bidder, and such filing shall be a condition precedent to the delivery of the Series 2026 Bonds by the Issuer to the successful bidder.

The successful bidder, by submitting its bid, agrees to furnish to the Issuer and Bond Counsel, a certificate verifying information as to the bona fide initial offering prices or yields of the Series 2026 Bonds to the public and sales of the Series 2026 Bonds appropriate for determination of the issue price of, and the yield on, the Series 2026 Bonds under the Internal Revenue Code of 1986, as amended, and such other documentation as and at the time requested by Bond Counsel.

The successful bidder shall also verify its winning bid in writing to the Issuer by executing a printed copy of its winning bid as reported on Parity.

The winning bidder is required to (1) provide a Truth in Bonding Statement pursuant to Section 218.385, Florida Statutes, and to disclose the payment of any “finder’s fee” pursuant to Section 218.386, Florida Statutes, prior to the award of the Series 2026 Bonds, as set forth in Exhibit A to this Official Notice of Sale and (2) submit on the date of the award of the Bonds the Anti-Human Trafficking Affidavit required by Section 787.06(14), Florida Statutes, as set forth in Exhibit B to this Official Notice of Sale.

PRELIMINARY OFFICIAL STATEMENT; OFFICIAL STATEMENT

The Issuer has authorized the distribution of the Preliminary Official Statement, which it deemed final (except for permitted omissions) for purposes of the Rule. The Preliminary Official Statement describes the Series 2026 Bonds and contains information with respect to the Issuer. The Preliminary Official Statement may be obtained electronically from www.munios.com or from the Issuer and the Issuer's financial advisor as provided herein.

This Official Notice of Sale is not intended to be a disclosure document. All bidders must review the Preliminary Official Statement and will be required to certify that they have done so prior to participating in the bidding. In the event of any conflict between the statements contained in the Preliminary Official Statement and in this Official Notice of Sale, the statements contained in the Preliminary Official Statement shall prevail.

The Issuer shall furnish at its expense within seven (7) business days after the Series 2026 Bonds have been awarded to the successful bidder, or at least five (5) business days before the Closing Date, whichever is earlier, up to 50 copies of the final Official Statement, which, in the judgment of the financial advisor to the Issuer will permit the successful bidder to comply with applicable SEC and MSRB rules. The successful bidder may arrange for additional copies of the final Official Statement at its expense.

CONTINUING DISCLOSURE

In the Bond Resolution, the Issuer has authorized the execution and delivery of a Continuing Disclosure Certificate, under which the Issuer commits to provide certain annual information and notices of certain enumerated events, as required by Rule 15c2-12 (the "Rule") promulgated by the Securities and Exchange Commission. In order to assist bidders in complying with the Rule, the Issuer will undertake to provide, or cause to be provided, certain financial information and operating data and to provide notices of certain events, if material. Such information will be filed with the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access System (EMMA). Notices of material events will be filed with the Municipal Securities Rulemaking Board through EMMA. The form of such Continuing Disclosure Certificate is described in the Preliminary Official Statement under the caption "CONTINUING DISCLOSURE."

DISCLOSURE INFORMATION

Copies of the Preliminary Official Statement "deemed final" (except for permitted omissions) by the Issuer in accordance with SEC Rule 15c2-12 must be obtained from the financial advisor to the Issuer, PFM Financial Advisors LLC, 200 S. Orange Avenue, Suite 760, Orlando, Florida 32801, (407) 406-5759 before a bid is submitted. The Issuer's Preliminary Official Statement and Official Notice of Sale are also available for viewing in electronic format at www.munios.com.

CHOICE OF LAW

Any litigation or claim arising out of any bid submitted (regardless of the means of submission) pursuant to this Official Notice of Bond Sale shall be governed by and construed in accordance with the laws of the State of Florida. The venue situs for any such action shall be the state courts of the Second Judicial Circuit in and for Leon County, Florida.

[Remainder of Page Intentionally Left Blank]

**NOTICE OF BIDDERS REGARDING
PUBLIC ENTITY CRIMES**

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

**LEON COUNTY-CITY OF
TALLAHASSEE BLUEPRINT
INTERGOVERNMENTAL AGENCY**

Chairperson

EXHIBIT A

TRUTH-IN-BONDING STATEMENT AND DISCLOSURE

In compliance with Section 218.385, Florida Statutes, as amended, the undersigned bidder submits the following Truth-In-Bonding Statement with respect to the Leon County-City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026 ("Series 2026 Bonds").

(NOTE: For information purposes only and not a part of the bid):

The Series 2026 Bonds are being issued for the purpose of (i) construction, improvement, and repairs to certain capital projects, including but not limited to, Northeast Gateway (Welaunee Boulevard), Northeast Connector (Bannerman Road), Airport Gateway, and (ii) paying costs of issuance of the Series 2026 Bonds. Unless earlier redeemed, the Series 2026 Bonds are expected to be repaid at the end of approximately ____ years. At a fixed interest rate of ____%, total interest paid over the life of the Series 2026 Bonds is \$_____ and issuance of the Series 2026 Bonds will result in a maximum of approximately \$_____ of annual revenues of the Issuer not being available to finance other services of the Issuer during the life of the Series 2026 Bonds.

In compliance with Section 218.386, Florida Statutes, the undersigned, on behalf of itself and all other members of the underwriting group, if any, hereby certifies that neither it nor any member of the underwriting group have paid any "finder's fees" as defined in Section 218.386, Florida Statutes, any bonus, fee or gratuity in connection with the sale of the Bonds, except as provided below:

Bidder's Name: _____

By: _____

Title: _____

Date: _____

EXHIBIT B

**ANTI-HUMAN TRAFFICKING AFFIDAVIT
SECTION 787.06(13), FLORIDA STATUTES**

I, the undersigned, am an officer or representative of [UNDERWRITER] and attest that said entity does not use coercion for labor or services as defined in section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

[UNDERWRITER]

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by [NAME] as [TITLE] on behalf [UNDERWRITER]. He/she is ☐ personally known to me or ☐ has produced _____ (Type of Identification) as identification.

(Notary Seal)

Signature of Notary Public

Print, Type or Stamp Name of Notary

Serial Number, if any

ISSUE PRICE CERTIFICATE

\$ _____ *

**LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS
SERIES 2026**

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] [“(SHORT NAME OF UNDERWRITER)”] [(the “Representative”)], on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the “Underwriting Group”), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Series 2026 Bonds”).

[Alternative 1 - Competitive Sale Rule applies]

1. [Reasonably Expected Initial Offering Price.]

(a) As of the Sale Date, the reasonably expected initial offering prices of the Series 2026 Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Series 2026 Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Series 2026 Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Series 2026 Bonds.

[Alternatives 2-4 are available choices if Alternative 1 does not apply] [Note that Alternative 3 [where two rules apply] involves portions of Sections 1, 2(a) and 2(b) and Alternative 4 involves portions of 2(a) and 2(b)]

[1. Sale of the Bonds. [Alternative 2 — All Maturities Use General Rule: As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least [10%] of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.] **[Alternative 3 - Select Maturities Use General Rule: Sale of the General Rule Maturities.** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least [10%] of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.]

*Preliminary, subject to change.

2. ***[Initial Offering Price of the [Series 2026 Bonds] [Hold-the-Offering-Price Maturities].***

(a) **[Alternative 4 — All Maturities Use Hold-the-Offering-Price Rule:** [SHORT NAME OF UNDERWRITER] [The Underwriting Group] offered the Series 2026 Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Series 2026 Bonds is attached to this certificate as Schedule B.] **[Alternative 3 — Select Maturities Use Hold-the-Offering-Price Rule:** [SHORT NAME OF UNDERWRITER] [The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.]

(b) **[Alternative 4 — All Maturities use Hold-the-Offering-Price Rule:** As set forth in the Official Notice of Sale and bid award, [SHORT NAME OF UNDERWRITER] [the members of the Underwriting Group] [has] [have] agreed in writing that, (i) for each Maturity of the Series 2026 Bonds, [it] [they] would neither offer nor sell any of the Series 2026 Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Series 2026 Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2026 Bonds during the Holding Period.] **[Alternative 3 - Select Maturities Use Hold-the-Offering-Price Rule:** As set forth in the Official Notice of Bond Sale and bid award, [SHORT NAME OF UNDERWRITER] [the members of the Underwriting Group] [has] [have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it] [they] would neither offer nor sell any of the Series 2026 Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2026 Bonds during the Holding Period.]

[2.][3.] ***Total Issue Price.*** The total of the issue prices of all the Maturities is \$_____.

[3.][4.] ***Defined Terms.***

[(a) *General Rule Maturities* means those Maturities of the Series 2026 Bonds listed in Schedule A hereto as the “General Rule Maturities.”]

[(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Series 2026 Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”]

[(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which the [SHORT NAME OF UNDERWRITER] [the Underwriters] [has] [have] sold at least [10%] of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.]

(d) *Issuer* means the Leon County-City of Tallahassee Blueprint Intergovernmental Agency

(e) *Maturity* means the Series 2026 Bonds with the same credit and payment terms. The Series 2026 Bonds with different maturity dates, are treated as separate Maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

The term “related party” for purposes of the Series 2026 Bonds generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) The *Sale Date* of the Series 2026 Bonds is _____, 2026.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER/REPRESENTATIVE]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate of the Issuer and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Bryant Miller Olive P.A. as Bond Counsel, in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue

Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2026 Bonds.

[UNDERWRITER/REPRESENTATIVE]

By:_____

Name:_____

Title:_____

Dated: _____, 2026

SCHEDULE A
[EXPECTED OFFERING PRICES]

[SALE PRICES]

(Attached)

SCHEDULE B

[COPY OF UNDERWRITER'S BID]

(Attached)]

[USE IF COMPETITIVE SALE RULE APPLIES]

\$ _____ *

LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS, SERIES 2026

CERTIFICATE OF
MUNICIPAL ADVISOR

The undersigned, on behalf of PFM Financial Advisors LLC (the “Municipal Advisor”), as the municipal advisor to Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the “Issuer”) in connection with the issuance of the above-captioned obligations (the “Series 2026 Bonds”), has assisted the Issuer in soliciting and receiving bids from potential underwriters in connection with the sale of the Series 2026 Bonds in a competitive bidding process in which bids were requested for the purchase of the Series 2026 Bonds at specified written terms, and hereby certifies as set forth below with respect to the bidding process and award of the Series 2026 Bonds.

(a) The Series 2026 Bonds were offered for sale at specified written terms more particularly described in the Official Notice of Sale, which was distributed to potential bidders, a copy of which is attached to this certificate as Attachment 1.

(b) The Official Notice of Sale was disseminated electronically through Parity/BiDCOMP Competitive Bidding System and a summary of the Official Notice of Bond Sale was published in The Bond Buyer© newspaper on _____, 2026. These methods of distribution of the Official Notice of Bond Sale are regularly used for purposes of disseminating notices of sale of new issuances of municipal bonds, and notices disseminated in such manner are widely available to potential bidders.

(c) To the knowledge of the Municipal Advisor, all bidders were offered an equal opportunity to bid to purchase the Series 2026 Bonds so that, for example, if the bidding process afforded any opportunity for bidders to review other bids before providing a bid, no bidder was given an opportunity to review other bids that was not equally given to all other bidders (that is, no exclusive “last-look”).

(d) The Issuer received bids from at least three bidders who represented that they have established industry reputations for underwriting new issuances of municipal bonds. Copies of the bids received for the Series 2026 Bonds are attached to this certificate as Attachment 2.

(e) The winning bidder for the Series 2026 Bonds was [NAME OF UNDERWRITER] (the “Underwriter”), whose bid was determined to be the best conforming bid in accordance with the terms set forth in the Official Notice of Bond Sale, as shown in the bid comparison

* Preliminary, subject to change.

attached as Attachment 3 to this certificate. The Issuer awarded the Series 2026 Bonds to the Underwriter.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Municipal Advisor's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder.

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate of the Issuer and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Bryant Miller Olive P.A. in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2026 Bonds. No other persons may rely on the representations set forth in this certificate without the prior written consent of the Municipal Advisor.

PFM FINANCIAL ADVISORS LLC

By: _____
Name:
Title:

Dated: _____, 2026

ATTACHMENT 1
OFFICIAL NOTICE OF SALE
(Attached)

ATTACHMENT 2

BIDS RECEIVED

(Attached)

ATTACHMENT 3
BID COMPARISON

(Attached)

EXHIBIT "B"
PRELIMINARY OFFICIAL STATEMENT

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2026**NEW ISSUE -BOOK ENTRY ONLY****RATINGS: See "Ratings" herein.**

In the opinion of Bond Counsel, assuming compliance by the Agency with certain covenants, under existing statutes, regulations and judicial decisions, the interest on the Series 2026 Bonds will not be included in the gross income for federal income tax purposes of the holders thereof and will not be an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the Series 2026 Bonds may be included in the "adjusted financial statement income" of certain "applicable corporations" that are subject to the 15-percent alternative minimum tax under Section 55 of the Internal Revenue code of 1986, as amended (the "Code"). See "TAX MATTERS" herein for a description of certain other tax consequences to holders of the Series 2026 Bonds.

\$ _____ *

**LEON COUNTY – CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS, SERIES 2026**

Dated: Date of Delivery**Due: October 1, as shown on inside cover**

Leon County – City of Tallahassee Blueprint Intergovernmental Agency (the "Agency"), an interlocal agency headquartered in Tallahassee, Florida, is issuing \$ _____ * in aggregate principal amount of its Leon County – City of Tallahassee Blueprint Intergovernmental Agency Sales Tax Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued for the purpose of providing funds to (1) finance certain capital improvements within Leon County, as more particularly described herein, and (2) pay the costs of issuance of the Series 2026 Bonds.

The Series 2026 Bonds are being issued by the Agency in the form of fully registered bonds in denominations of \$5,000 or integral multiples thereof. Interest on the Series 2026 Bonds will be payable semi-annually on April 1 and October 1 of each year, commencing October 1, 2026, until maturity. The principal of and interest on the Series 2026 Bonds will be paid by The Bank of New York Mellon Trust Company, N.A., as Registrar and Paying Agent (the "Registrar" and "Paying Agent," respectively). Upon initial issuance, the Series 2026 Bonds will be registered in the name of and held by Cede & Co., as nominee for The Depository Trust Company ("DTC"), an automated depository for securities and clearinghouse for securities transactions. So long as DTC, or its nominee, is the registered owner of the Series 2026 Bonds, payment of the principal of and interest on the Series 2026 Bonds will be provided directly to DTC or its nominee, which is to remit such payments to the DTC Participants (as defined herein) which in turn are to remit such payments to Beneficial Owners (as defined herein) of the Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System" herein.

Certain of the Series 2026 Bonds are subject to redemption prior to their stated maturities as set forth herein.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Series 2026 Bonds are being issued pursuant to Resolution No. 2020-06 of the Agency, adopted on December 10, 2020, as supplemented, and particularly as supplemented by Resolution No. 2026-01, adopted on March 12, 2026 (collectively, the "Bond Resolution"), and will be payable from and secured by a lien upon and pledge of the Sales Tax Revenues (as defined herein) and moneys on deposit in certain funds and accounts established under the Bond Resolution (but excluding moneys on deposit in the Rebate Fund and the Costs of Issuance Account) and investment earnings thereon (the "Pledged Revenues") on a parity with the Agency's Outstanding Sales Tax Revenue Note, Series 2020, Sales Tax Revenue Bonds, Series 2022, Sales Tax Revenue Bonds, Series 2024, SIB Loan and, any Additional Bonds hereafter issued pursuant to the Bond Resolution.

THE SERIES 2026 BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE AGENCY PAYABLE EXCLUSIVELY FROM THE PLEDGED REVENUES. THE SERIES 2026 BONDS SHALL NOT BE OR CONSTITUTE A GENERAL INDEBTEDNESS OR OBLIGATION OF THE AGENCY, THE CITY OF TALLAHASSEE, FLORIDA (THE "CITY") OR LEON COUNTY, FLORIDA (THE "COUNTY") WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISION OR LIMITATION, BUT SHALL BE PAYABLE SOLELY FROM AND SECURED BY A LIEN UPON AND PLEDGE OF THE PLEDGED REVENUES AS DESCRIBED HEREIN OR ON A PARITY WITH THE OTHER BONDS OUTSTANDING DESCRIBED HEREIN. NO OTHER REVENUES OF THE AGENCY ARE PLEDGED TO THE PAYMENT OF THE SERIES 2026 BONDS. THE FULL FAITH AND CREDIT OF THE AGENCY, THE CITY OR THE COUNTY IS NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, OR INTEREST ON THE SERIES 2026 BONDS. NO OWNER OF ANY OF THE SERIES 2026 BONDS SHALL EVER HAVE THE RIGHT TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY OR THE COUNTY FOR THE PAYMENT THEREOF, AND THE SERIES 2026 BONDS SHALL NOT CONSTITUTE A LIEN UPON PROPERTY OWNED OR SITUATED WITHIN THE CORPORATE TERRITORY OF THE AGENCY, THE CITY OR THE COUNTY. THE AGENCY HAS NO TAXING POWER. NO REVENUES OF THE CITY OR THE COUNTY, OTHER THAN THE SALES TAX REVENUES DEPOSITED WITH THE AGENCY TO THE EXTENT DESCRIBED HEREIN, ARE AVAILABLE TO PAY THE SERIES 2026 BONDS.

The Series 2026 Bonds are being offered when, as and if issued and received by the Underwriter, subject to the unqualified approval of legality by Bryant Miller Olive P.A., Tallahassee, Florida, Bond Counsel. Certain legal matters will be passed on for the Agency by Susan Dawson, Esq., Agency Legal Counsel, and by Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Disclosure Counsel to the Agency. PFM Financial Advisors LLC, Orlando, Florida served as financial advisor to the Agency in connection with the issuance of the Series

2026 Bonds. It is expected that the Series 2026 Bonds in definitive form will be available for delivery in Brooklyn, New York, at the facilities of DTC on or about _____, 2026.

Electronic bids for the Series 2026 Bonds will be received through the Parity Electronic Bid Submission System as described in the Official Notice of Sale.

Dated: _____, 2026

*Preliminary, subject to change.

**MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES,
YIELDS, PRICE AND INITIAL CUSIP NUMBERS**

\$ _____^{*}
**LEON COUNTY – CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS, SERIES 2026**

Maturity* (October 1)	Principal Amount*	Interest Rate	Yield	Price	Initial CUSIP No. [†]

^{*} Preliminary, subject to change.

[†] The Agency is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Official Statement.

**LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT
INTERGOVERNMENTAL AGENCY**

315 S. Calhoun Street, Suite 450
Tallahassee, Florida 32301

BOARD OF DIRECTORS

Brian Welch, Chairman

Curtis Richardson, Vice-Chairman

Commissioner David O'Keefe
Commissioner Carolyn Cummings
Mayor John Dailey
Commissioner Nick Maddox
Commissioner Jeremy Matlow

Commissioner Rick Minor
Commissioner Christian Caban
Commissioner Jacqueline Porter
Commissioner Bill Proctor
Commissioner Diane Williams-Cox

STAFF

Reese Goad, City Manager
Vincent S. Long, County Administrator
Artie White, Director of PLACE
Autumn Calder, Blueprint Director
Keith Bowers, Office of Economic Vitality Director
Susan Dawson, Agency Legal Counsel
Tres Long, Blueprint Finance Officer

BOND COUNSEL

FINANCIAL ADVISOR

Bryant Miller Olive P.A.
Tallahassee, Florida

PFM Financial Advisors LLC
Orlando, Florida

DISCLOSURE COUNSEL

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

No dealer, broker, salesman or other person has been authorized by the Agency to give any information or to make any representations in connection with the Series 2026 Bonds other than as contained in this Official Statement, and, if given or made, such information or representations must not be relied upon as having been authorized by the Agency. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. Any statements in this Official Statement involving estimates, assumptions and matters of opinion, whether or not so expressly stated, are intended as such and not as representations of fact, and the Agency expressly makes no representation that such estimates, assumptions and opinions will be realized or fulfilled. Any information, estimates, assumptions and matters of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement, nor any sale made hereunder, shall under any circumstances create any implication that there has been no change in the affairs of the Agency since the date hereof.

The information set forth herein has been obtained from the Agency, The Depository Trust Company, and other sources which are believed to be reliable. All summaries herein of documents and agreements are qualified in their entirety by reference to such documents and agreements, and all summaries herein of the Series 2026 Bonds are qualified in their entirety by reference to the form thereof included in the aforesaid documents and agreements.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE BOND RESOLUTION BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE REGISTRATION OR QUALIFICATION OF THE SERIES 2026 BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE SECURITIES LAWS OF THE STATES, IF ANY, IN WHICH THE SERIES 2026 BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN CERTAIN OTHER STATES CANNOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE SERIES 2026 BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

CERTAIN STATEMENTS CONTAINED IN THIS OFFICIAL STATEMENT REFLECT NOT HISTORICAL FACTS BUT FORECASTS AND "FORWARD-LOOKING STATEMENTS." IN THIS RESPECT, THE WORDS "ESTIMATE," "PROJECT," "ANTICIPATE," "EXPECT," "INTEND," "BELIEVE" AND SIMILAR EXPRESSIONS ARE INTENDED TO IDENTIFY FORWARD-LOOKING STATEMENTS. ALL PROJECTIONS, FORECASTS, ASSUMPTIONS, EXPRESSIONS OF OPINIONS, ESTIMATES AND OTHER FORWARD-LOOKING STATEMENTS ARE EXPRESSLY QUALIFIED IN THEIR ENTIRETY BY THE CAUTIONARY STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT.

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APPENDIX A	--	General Information – Leon County and City of Tallahassee
APPENDIX B	--	Annual Comprehensive Financial Report of the Agency for the Fiscal Year Ending September 30, 2025
APPENDIX C	--	Copy of Bond Resolution
APPENDIX D	--	Form of Bond Counsel Opinion
APPENDIX E	--	Copy of Interlocal Agreement

OFFICIAL STATEMENT

\$ _____ *

**LEON COUNTY – CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY
SALES TAX REVENUE BONDS,
SERIES 2026**

INTRODUCTION

General

The purpose of this Official Statement of the Leon County – City of Tallahassee Blueprint Intergovernmental Agency (the "Agency"), including the cover page and appendices, is to provide information with respect to the Agency's \$ _____ * Sales Tax Revenue Bonds, Series 2026 (the "Series 2026 Bonds").

The Series 2026 Bonds are being issued pursuant to the provisions of the Constitution of the State of Florida, Chapter 125, Florida Statutes, Chapter 166, Florida Statutes, Chapter 163, Part I, Florida Statutes, Section 212.055(2), Florida Statutes, and other applicable provisions of law (collectively, the "Act") and Resolution No. 2020-06 of the Agency, adopted on December 10, 2020, as supplemented, and particularly as supplemented by Resolution No. 2026-01, adopted on March 12, 2026 (collectively, the "Bond Resolution"). A copy of the Bond Resolution is attached hereto as APPENDIX C.

For a complete description of the terms and conditions of the Series 2026 Bonds, reference is made to the Bond Resolution. The description of the Series 2026 Bonds and the documents authorizing and securing the same contained herein do not purport to be comprehensive or definitive. All references herein to such documents are qualified in their entirety by reference to such documents.

During the offering period, any documents of the Agency referred to herein may be obtained from PFM Financial Advisors LLC, the Agency's Financial Advisor, 200 South Orange Avenue, Suite 760, Orlando, Florida 32801, telephone number (407) 648-2208.

All terms used in this Official Statement in capitalized form and not otherwise defined herein shall have the meanings ascribed to such terms in the Bond Resolution.

The Agency

The Agency was created on October 27, 2000 pursuant to an Interlocal Agreement between Leon County, Florida (the "County") and the City of Tallahassee, Florida, the only incorporated municipality in the County (the "City"), as amended and restated by the Amended and Restated Interlocal Agreement, dated as of February 1, 2003 and a Second Amended and Restated Interlocal Agreement, dated as of December 9, 2015, and Addendums thereto dated July 13, 2016 and May 9, 2017 (collectively, the "Interlocal Agreement"). The Agency is a joint venture between the City and the County to implement the Blueprint 2020 Projects (as described

*Preliminary, subject to change.

herein) in a timely and cost-effective manner, utilizing sound and innovative business practices, while keeping the citizenry informed and involved. The Agency's mission is to preserve, protect and enhance the community's quality of life through the implementation of holistic and coordinated planning, transportation, water quality, environmental and green space projects. See "THE AGENCY" herein. For information concerning the City and the County, see "APPENDIX A -- GENERAL INFORMATION - LEON COUNTY AND CITY OF TALLAHASSEE" herein.

The Series 2026 Bonds

The Series 2026 Bonds are being issued in fully registered form in the name of Cede & Co., as nominee for The Depository Trust Company, Brooklyn, New York ("DTC"), which will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be available to purchasers in denominations of \$5,000 and integral multiples thereof. Interest on the Series 2026 Bonds is payable on October 1, 2026, and on each April 1 and October 1 thereafter until maturity or redemption. Amounts due on the Series 2026 Bonds will be paid to Cede & Co., as nominee for DTC, as registered owner of the Series 2026 Bonds, to be subsequently disbursed to DTC Participants and thereafter to the Beneficial Owners of the Series 2026 Bonds. See "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System" herein. The Series 2026 Bonds are redeemable prior to their stated maturities as described herein.

Purpose of Issue

The Series 2026 Bonds are being issued by the Agency to provide funds, which will be used to (1) finance certain capital projects, including but not limited to the Airport Gateway, Northeast Gateway, Northeast Connector Corridor, Northwest Connector Corridor, North Monroe Gateway, Fairgrounds Beautification and Improvements, or any other project listed within the Interlocal Agreement (the "Project"), and (2) pay the costs of issuance of the Series 2026 Bonds. See "THE PROJECT" herein.

Security for and Source of Repayment of the Series 2026 Bonds

The principal of and the interest on the Series 2026 Bonds will be payable from and will be secured by a first lien upon and pledge of (i) the Sales Tax Revenues, as that term is defined herein and (ii) moneys on deposit in the funds and accounts established under the Bond Resolution and investment earnings thereon, but excluding moneys on deposit in the Rebate Fund and the Costs of Issuance Account (collectively, the "Pledged Revenues"). See "SECURITY AND SOURCE OF PAYMENT FOR THE SERIES 2026 BONDS" herein. The pledge of and lien on the Pledged Revenues in favor of the Series 2026 Bonds is on a parity with the lien on and pledge of the Pledged Revenues in favor of the Agency's Sales Tax Revenue Note, Series 2020 (the "Series 2020 Note"), its Sales Tax Revenue Bonds, Series 2022 (the "Series 2022 Bonds"), its Sales Tax Revenue Bonds, Series 2024 (the "Series 2024 Bonds"), and any Additional Bonds issued pursuant to the Bond Resolution. The Series 2026 Bonds, together with the Series 2020 Note, the Series 2022 Bonds, the SIB Loan described below, the Series 2024 Bonds and any Additional Bonds issued pursuant to the terms of the Resolution, are referred to herein as the "Bonds." The Agency also entered into a State Infrastructure Bank Loan with the Florida Department of Transportation (the "SIB Loan") in the principal amount of

\$25,500,000, in March 2022 to fund an extension of Welaunee Boulevard in Leon County, the security for which is a pledge of and lien on the Pledged Revenues as a "Bond" under the Bond Resolution, on a parity basis with the other Bonds. See "SECURITY AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Source of Payment," herein.

THE SERIES 2026 BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE AGENCY PAYABLE EXCLUSIVELY FROM THE PLEDGED REVENUES, AS HEREIN DESCRIBED. THE SERIES 2026 BONDS SHALL NOT BE OR CONSTITUTE A GENERAL OBLIGATION OR INDEBTEDNESS OF THE AGENCY, THE CITY OR THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISION OR LIMITATION, BUT SHALL BE PAYABLE SOLELY FROM AND SECURED BY A LIEN UPON AND PLEDGE OF THE PLEDGED REVENUES AS DESCRIBED HEREIN, ON A PARITY WITH THE OTHER OUTSTANDING BONDS DESCRIBED HEREIN. NO OTHER REVENUES OF THE AGENCY ARE PLEDGED TO THE PAYMENT OF THE SERIES 2026 BONDS. THE FULL FAITH AND CREDIT OF THE AGENCY, THE CITY OR THE COUNTY IS NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS. NO OWNER OF ANY OF THE SERIES 2026 BONDS SHALL EVER HAVE THE RIGHT TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY OR THE COUNTY FOR THE PAYMENT THEREOF, AND THE SERIES 2026 BONDS SHALL NOT CONSTITUTE A LIEN UPON PROPERTY OWNED OR SITUATED WITHIN THE CORPORATE TERRITORY OF THE AGENCY, THE CITY OR THE COUNTY. THE AGENCY HAS NO TAXING POWER. NO REVENUES OF THE CITY OR THE COUNTY, OTHER THAN THE SALES TAX REVENUES DEPOSITED WITH THE AGENCY TO THE EXTENT DESCRIBED HEREIN, ARE AVAILABLE TO PAY THE SERIES 2026 BONDS.

THE AGENCY

General

The purpose of the Agency is to provide the project management structure for the planning, financing, design, land acquisition and construction of the Blueprint 2020 Projects, described below, as a joint effort of the City and the County. Pursuant to the Interlocal Agreement, the City and the County established the Agency as a joint powers agency pursuant to Part I of Chapter 163, Florida Statutes, to receive 78% of the proceeds of the Infrastructure Sales Tax (defined herein) received by the City and the County (as more particularly defined in the Bond Resolution, the "Sales Tax Revenues") to finance, plan and construct the Blueprint 2020 Projects.

The Blueprint 2020 Projects

The Interlocal Agreement provides that the Sales Tax Revenues must be used to finance or pay the costs of certain specified capital projects, except as modified pursuant to the terms of the Interlocal Agreement (collectively, the "Blueprint 2020 Projects") and establishes priorities with respect thereto. See "APPENDIX E -- COPY OF INTERLOCAL AGREEMENT – Exhibit II."

Operation and Management

Board of Directors. The respective members of the Board of County Commissioners of the County (the "County Commissioners") and the Mayor and the City Commission of the City (the "City Commissioners") constitute the Board of Directors of the Agency (the "Board"). Pursuant to the By-Laws of the Agency, the seven County Commissioners have a weighted vote of five votes each and the five City Commissioners have a weighted vote of seven votes each. The By-Laws provide that the membership of elected officials as voting members of the Agency must coincide with their respective elected terms.

Pursuant to the Interlocal Agreement, the responsibilities of the Agency's Board include the following:

- Establish policies and adopt Bylaws necessary to accomplish the purposes of the Interlocal Agreement;
- Meet at least annually to consider an annual work plan and past year's performance report;
- Approve the annual operating budget and capital improvement program of the Agency and plans for financing such capital improvement program from the Sales Tax Revenues;
- Convene as needed to consider major program changes, contracts, change orders and purchase orders which exceed the authority of the Intergovernmental Management Committee (referred to below);
- Adopt bond resolutions for purposes of financing the Blueprint 2020 Projects.

The officers of the Agency include a Chairperson, Vice Chairperson and Clerk. Currently, Brian Welch is serving as Chairperson, Curist Richardson is serving as Vice Chairperson, and Shelonda Meeks, is serving as Clerk to the Agency.

Intergovernmental Management Committee. The Interlocal Agreement establishes an Intergovernmental Management Committee consisting of the County Administrator and the City Manager.

Vince Long is the County Administrator for Leon County, Florida, and he has worked for the County since 1995. As the County Administrator, he is appointed by, and serves at the pleasure of, the Leon County Board of County Commissioners. Mr. Long has a Master's Degree in Public Administration from the Askew School of Public Administration and Policy at Florida State University, where he has served on the adjunct faculty teaching graduate courses in local government for over a decade. He has also served for many years on the faculty of the Florida Association of Counties' County Commissioner Certification Program. Mr. Long is also a graduate of the Harvard University, JFK School of Government Institute for Senior Executives in

State and Local Government and has earned the recognition of "Credentialed Manager" by the International City/County Managers Association.

Reese Goad is the City Manager of the City of Tallahassee, Florida, appointed in September 2018. Previously he served as the Deputy City Manager of Citizens Services, and he has worked in municipal government and the utility industry for more than 20 years on issues involving electric, gas, water, and other municipal services. He holds a Bachelor of Science in Finance from Florida State University. As City Manager, he reports directly to the City Commission. He is responsible for maintaining the management functions of city government and administering its day-to-day operations and provides oversight of the City Commission meeting agenda process, working closely with the City Commission to establish long term strategic plans and short term targets to guide the operation of city government. He is responsible for a total staff of approximately 2,800 employees and an annual budget of \$1 billion, which includes both the operating and capital budgets. Before becoming Deputy City Manager in 2016, he served as the City's Director of Utility Business and Customer Service, where he was the functional owner for the Customer Information System, which is used to bill for approximately \$450 million in annual revenue, and helped implement a low-income customer assistance program. Under his leadership, City of Tallahassee Utilities was recognized as the No.1 Public Utility in America by the American Public Power Association in 2012, and the City's Underground Utilities Department won the prestigious Governor's Sterling Award in 2015. Prior to coming to work for the City of Tallahassee in 2000, Mr. Goad worked for the Florida Public Service Commission as an analyst for both the Bureau of Conservation and System Planning and the Bureau of Electric Regulation.

The responsibilities of the Intergovernmental Management Committee include:

- Managing the operations of the program;
- Implementing an annual financial audit and an annual performance audit;
- Recommending an operating budget;
- Recommending long and short term work plans;
- Recommending issuance of RFP's;
- Approving all purchasing, contracts and change orders in accordance with the Agency's procurement policy.

Agency Staff. The City and the County entered into an Interlocal Agreement on August 11, 2011, to create the position of Director of Planning, Land Management and Community Enhancement (the "Director of PLACE"). The Director of PLACE is a joint position of the Agency and the Tallahassee-Leon County Planning Department, who is responsible for overseeing the operations of both agencies as Staff Director and Planning Director, respectively. The Tallahassee-Leon County Planning Department is a separate joint interlocal agency created by the County and the City to supervise all planning functions within the City and the County.

The Director of PLACE reports to the County Administrator and the City Manager and may be terminated by either. The costs of the Director of PLACE are equally shared by the Agency and Tallahassee-Leon County Planning Department. The Director of PLACE directs and supervises the Agency.

The management of the Agency includes the Blueprint Director, and the Agency Planning Manager, Design and Construction Manager, Office of Economic Vitality Director, Attorney and Assistant Attorney, Right-of-Way Manager, Administrative Supervisor and Blueprint Finance Officer.

Blueprint Technical Coordinating Committee, Citizen's Advisory Committee and Finance Committee. Pursuant to the Interlocal Agreement, there was created a Blueprint Technical Coordinating Committee made up of City and County staff who are responsible for coordinating Blueprint 2020 Projects with other governments, including the City and the County, and to review the Blueprint Project scope and implementation plans. A Citizen's Advisory Committee was also established to review work plans, financial audits and performance audits and to make recommendations to the Agency. A Finance Committee, consisting of the City Treasurer-Clerk and the Director of Financial Services from the City, and the Clerk of the Circuit Court and the Director of the Office of Management and Budget from the County, was also established to provide guidance and expertise on funding issues related to the implementation of Blueprint 2020 Projects.

Term of Interlocal Agreement

The term of the Interlocal Agreement must continue and must not expire prior to such time as all of the Bonds are fully paid or provisions must be made for the payment of all of the Bonds as provided in the Bond Resolution and subsequent supplemental resolutions pertaining to the sale of the Bonds and all other contractual obligations of the Agency shall be satisfied, released or adequately provided for.

For additional information concerning the Agency, see "APPENDIX E -- COPY OF INTERLOCAL AGREEMENT."

CAPITAL IMPROVEMENT PLAN

The Agency developed a long-term capital improvement plan, primarily using proceeds from the Sales Tax Revenues, to fund the planning, land acquisition and construction of the Blueprint 2020 Projects (the "Capital Plan"). The Agency has projects currently under construction that are expected to cost \$[174.7] million, and additional projects with an estimated cost of \$[758 million] were approved for funding in [September 2023]. Funding for the Capital Plan anticipates other supplemental revenues such as grants, interest income and low interest loans, as well as accumulations of Sales Tax Revenues. In addition, the Agency's current plans call for an additional State Infrastructure Bank Loan of an estimated \$20 million in 2030. No other funds received by the Agency, except for Pledged Revenues, are pledged to the payment of the Bonds.

THE PROJECT

The Project consists of the following, together with such other or replacement projects as may be established by the Agency Board or otherwise approved within the Interlocal Agreement.

Northeast Gateway/Welaunee Boulevard: The purpose of this project is to improve regional mobility and enhance connectivity for motorized and non-motorized users. In addition, the Northeast Gateway will reduce traffic congestion on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties. The project is anticipated to provide relief to US 319 (Thomasville Road) and US 90 (Mahan Drive) – the first new regional gateway into Tallahassee. The roadway will also provide relief for two canopy roads – Centerville Road and Miccosukee Road.

Northeast Corridor Connector/Bannerman Road: This project includes the widening of Bannerman Road from Thomasville Road to Preservation Road, as well as multimodal and stormwater improvements from Preservation Road to North Meridian Road. The Northeast Corridor Connector Project also includes construction of two sidewalk projects in the neighborhood surrounding Bannerman Road, and expansion of the Greenways System by constructing the Orchard Pond Trail extension and the Meridian Road Trail.

Airport Gateway: The purpose of this project is to create a unique, safety-enhanced, multimodal gateway entrance into Downtown, FSU, and FAMU from the Tallahassee International Airport. The project includes planned improvements for over 7 miles of southwest area roadways, a new road within FSU's southwest campus, and includes approximately 12 miles of new sidewalks, bicycle lanes, and multiuse trails.

North Monroe Gateway:

This project will enhance the corridor along North Monroe Street from I-10 to 7th Avenue by incorporating a range of gateway improvements designed to create a more inviting and pedestrian-friendly environment. Planned enhancements may include new signage, public art installations, landscaping, improved crosswalks, and additional pedestrian safety features.

Fairgrounds Beautification and Improvements:

The purpose of this project is to provide improvements to the North Florida Fairgrounds property. Improvements may include a new community building, renovations to existing buildings, Capital Park upgrades, parking improvements, utility upgrades, and new stormwater ponds.

The Interlocal Agreement permits a change in approved projects after holding two public hearings and upon a supermajority vote of both the IA Board members who are County Commissioners, and the IA Board members who are City Commissioners. In such eventuality with respect to any of the foregoing projects, Series 2026 Bond proceeds would be redirected to other qualifying projects.

ESTIMATED SOURCES AND USES OF FUNDS

SOURCES:

Principal Amount of the Series 2026 Bonds	\$
[Plus] [Less] Original Issue [Premium][Discount]	
TOTAL SOURCES	\$

USES:

Deposit to Construction Fund	\$
Deposit to Costs of Issuance Fund ⁽¹⁾	
TOTAL USES	\$

⁽¹⁾ Includes rating agencies' fees, Underwriter's Discount, legal fees and other costs of issuance.

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COMBINED DEBT SERVICE SCHEDULE

Fiscal Year Ending October 1	Series 2020	Series 2022 Bonds	Series 2024 Bonds	SIB Loan	<u>Series 2026 Bonds</u>		Total Debt	Total Parity Debt Service
2025								
2026								
2027								
2028								
2029								
2030								
2031								
2032								
2033								
2034								
2035								
2036								
2037								
2038								
2039								
2040								
TOTAL								

⁽¹⁾ Numbers may not add due to rounding.

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DESCRIPTION OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds shall be issued in such principal amounts as provided on the inside cover page hereof, will be dated their date of delivery, and are issuable in fully registered form, in denominations of \$5,000 and integral multiples thereof. The Series 2026 Bonds will bear interest at the rates per annum set forth on the inside cover page of this Official Statement, payable semi-annually on April 1 and October 1 of each year (each an "Interest Payment Date"), commencing October 1, 2026, and mature on October 1 in the years and principal amounts set forth on the inside cover page of this Official Statement. Payment of interest on the Series 2026 Bonds shall be made by check or draft mailed to the persons in whose names such Series 2026 Bonds are registered at such persons' addresses on the registration books maintained by The Bank of New York Mellon Trust Company, N.A., as Registrar and Paying Agent (the "Registrar" and the "Paying Agent," respectively), on behalf of the Agency at the close of business on the fifteenth day of the calendar month (whether or not a business day) next preceding each Interest Payment Date (the "Record Date"), irrespective of any transfer or exchange of such Series 2026 Bonds subsequent to the Record Date and prior to such Interest Payment Date, unless the Agency shall default in payment of interest due on such Interest Payment Date. In the event interest payable on the Series 2026 Bonds is not punctually paid or duly provided for by the Agency on such Interest Payment Date, payment of each installment of such defaulted interest shall be made to the person in whose name the Series 2026 Bonds shall be registered at the close of business on a special record date for the payment of such defaulted interest as established by notice to such Holder, not less than ten (10) days preceding such special record date.

Payment of the principal of and interest due at maturity on the Series 2026 Bonds shall be made as the same shall become due and payable upon the presentation and surrender of such Series 2026 Bonds at the offices of the Registrar and Paying Agent.

If the date for payment of the principal of or interest on the Series 2026 Bonds shall be a day other than a Business Day, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the nominal date of payment.

The Series 2026 Bonds shall have all of the qualities and incidents of negotiable instruments under the Uniform Commercial Code and Investment Securities Law of the State of Florida. Each Holder, in accepting any of the Series 2026 Bonds, shall be conclusively deemed to have agreed that the Series 2026 Bonds shall be and shall have all of the qualities and incidents of negotiable instruments.

Book-Entry Only System

The information provided immediately below concerning DTC and the Book-Entry Only System has been obtained from DTC and is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter, the Agency or the Paying Agent.

Unless the book-entry system described herein is terminated, DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One or more fully-registered bond certificates will be issued for the Series 2026 Bonds, and will be deposited with the Paying Agent on behalf of DTC. Individual purchases of beneficial interests in the Series 2026 Bonds will be made in increments of \$5,000 or integral multiples thereof.

DTC and its Participants. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P Global Inc. rating of AA+. The DTC Rules applicable to its Direct and Indirect Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. The contents of such website do not constitute a part of this Official Statement.

Purchases. Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchases. Beneficial Owners are, however, expected to receive written confirmations providing details of the transactions, as well as periodic statements of their holdings, from the Direct or Indirect Participants through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

Transfers. To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Notices. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Resolution. For example, Beneficial Owners of Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Paying Agent and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

NEITHER THE AGENCY NOR THE PAYING AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO SUCH PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS. THE AGENCY CANNOT PROVIDE ANY ASSURANCE THAT DTC, DIRECT PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE SERIES 2026 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR ANY NOTICES TO THE BENEFICIAL OWNERS, OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT.

Payments. Payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Paying Agent on the relevant payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or the Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

Discontinuance of Book-Entry-Only System. DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the Agency or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificated Series 2026 Bonds are required to be printed and delivered to the holders of record.

The Agency may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository) with respect to the Series 2026 Bonds. Under current industry practices, however, DTC would notify its Direct or Indirect Participants of the Agency's decision but will only withdraw beneficial interests from a Series 2026 Bond at the request of any Direct or Indirect Participant. In that event, certificates for the Series 2026 Bonds will be printed and delivered.

No Assurance Regarding DTC Practices

The foregoing information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Agency believes to be reliable, but the Agency, the Underwriter and the Paying Agent take no responsibility for the accuracy thereof.

So long as Cede & Co. is the registered owner of the Series 2026 Bonds as nominee of DTC, references herein to the holders or registered owners of the Series 2026 Bonds will mean Cede & Co. and will not mean the Beneficial Owners of the Series 2026 Bonds.

None of the Agency, the Paying Agent or the Underwriter will have any responsibility or obligation to the Participants, DTC or the persons for whom they act with respect to (i) the accuracy of any records maintained by DTC or by any Direct or Indirect Participant of DTC, (ii) payments or the providing of notice to the Direct Participants, the Indirect Participants or the Beneficial Owners, (iii) the selection by DTC or by any Direct or Indirect Participant of any Beneficial Owner to receive payment in the event of a partial redemption of the Series 2026 Bonds or (iv) any other action taken by DTC or its partnership nominee as owner of the Series 2026 Bonds.

Registration, Transfer and Exchange

The Series 2026 Bonds will be and have all the qualities and incidents of negotiable instruments under the Uniform Commercial Code - Investment Securities Laws of the State of Florida, subject to the DTC Book-Entry Only System and to the provisions for registration, exchange and transfer contained in the Resolution and in the Series 2026 Bonds. The Series 2026 Bonds will be transferable only upon the registration books maintained for such purpose at the corporate trust office of the Registrar. So long as any of the Series 2026 Bonds remain outstanding, the Registrar must maintain and keep books for the registration of the Series 2026 Bonds.

All Series 2026 Bonds presented for transfer, exchange, or payment (if so required by the Agency or the Registrar) must be accompanied by a written instrument or instruments of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Agency or the Registrar, duly executed by the Holder or by his or her duly authorized attorney.

The Registrar or the Agency may require payment from the Holder or transferee of a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in connection with any exchange or transfer of the Series 2026 Bonds. Such charges and expenses shall be paid before any new Series 2026 Bonds shall be delivered.

The Registrar is not required to issue, transfer or exchange any Series 2026 Bonds between the Record Date and the related Interest Payment Date on such Series 2026 Bonds or, in the case of any proposed redemption of Bonds, after any such Series 2026 Bonds or any portion thereof has been selected for redemption.

New Series 2026 Bonds delivered upon any transfer or exchange will be valid obligations of the Agency, evidencing the same debt as the Series 2026 Bonds surrendered, will be secured by the Resolution, and will be entitled to all of the security and benefits of the Resolution to the same extent as the Series 2026 Bonds surrendered.

The Agency and the Registrar may treat the Holder of any Series 2026 Bond as the absolute owner thereof for all purposes, whether or not such Series 2026 Bond is overdue, and will not be bound by any notice to the contrary.

Redemption

Optional Redemption. The Series 2026 Bonds maturing on or prior to October 1, 20__ are not subject to redemption prior to maturity. The Series 2026 Bonds maturing on and after October 1, 20__ are subject to redemption prior to maturity on October 1, 20__, or on any date thereafter, at the option of the Agency, as a whole or in part at any time (by lot if less than all of a maturity) at the redemption price of 100% of the principal amount thereof, without premium, (plus accrued interest to the redemption date on the principal amount, if any).

Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on October 1, ____ are subject to mandatory sinking fund redemption in part prior to maturity, by lot, through

the application of Amortization Installments, at a redemption price equal to one hundred percent (100%) of the principal amount thereof, plus accrued interest to the redemption date, on October 1 of each year in the following amounts and in the years specified.

Due (October 1)	Amortization Installment

*

*Final Maturity

Notice of Redemption. Unless waived by any Holder of Bonds to be redeemed, notice of any redemption made pursuant to this section shall be given by the Registrar on behalf of the Agency by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to each Holder of Bonds to be redeemed at the address of such Holder shown on the registration books maintained by the Registrar or at such other address as shall be furnished in writing by such Holder to the Registrar; provided, however, that no defect in any notice given pursuant to this section to any Holder of Bonds to be redeemed nor failure to give such notice shall in any manner defeat the effectiveness of a call for redemption as to all other Holders of Bonds to be redeemed.

Every official notice of redemption shall be dated and shall state:

- (1) the redemption date,
- (2) the Redemption Price,
- (3) if less than all outstanding Bonds are to be redeemed, the number (and, in the case of a partial redemption of any Bond, the principal amount) of each Bond to be redeemed,
- (4) that on the redemption date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and
- (5) that such Bonds to be redeemed, whether as a whole or in part, are to be surrendered for payment of the Redemption Price plus accrued interest at the office of the Paying Agent.

Prior to any redemption date, the Agency shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of and accrued interest on all Bonds or portions of Bonds which are to be redeemed on that date. However, such moneys do not have to be on deposit prior to the mailing of the notice of redemption, and any notice of redemption may contain a statement that the redemption of the Bonds on the date set for redemption is

conditioned upon the occurrence of certain events to occur after the mailing of the notice but on or prior to the date set for redemption, including, without limitation, the issuance of refunding obligations.

Defeasance

If the Agency shall pay or cause to be paid or there shall otherwise be paid to the Holders of all Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in the Bond Resolution, then the pledge of the Pledged Revenues and any additional security pledged under the Bond Resolution, and all covenants, agreements and other obligations of the Agency to the Bondholders, shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Paying Agent shall pay over or deliver to the Agency all money or securities held by them pursuant to the Bond Resolution which are not required for the payment or redemption of Bonds not theretofore surrendered for such payment or redemption.

Any Bonds or interest installments appertaining thereto, whether at or prior to the maturity or redemption date of such Bonds, shall be deemed to have been paid within the meaning of this provision if (a) in case any such Bonds are to be redeemed prior to the maturity thereof, there shall have been taken all action necessary to call such Bonds for redemption and notice of such redemption shall have been duly given or provision shall have been made for the giving of such notice, (b) there shall have been deposited in irrevocable trust with a banking institution or trust company by or on behalf of the Agency either moneys in an amount which shall be sufficient, or Securities the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with such bank or trust company at the same time shall be sufficient, to pay the principal of or Redemption Price, if applicable, and interest due and to become due on said Bonds on and prior to the redemption date or maturity date thereof, as the case may be and (c) there shall be available a copy of the Accountant's report verifying the sufficiency of moneys or Securities and investment earnings thereon, to make such payment when due. Neither the Securities nor any moneys so deposited with such bank or trust company nor any moneys received by such bank or trust company on account of principal of or Redemption Price, if applicable, or interest on said Securities shall be withdrawn or used for any purpose other than, and all such moneys shall be held in trust for and be applied to, the payment, when due, of the principal of or Redemption Price, if applicable, of the Bonds for the payment or redemption of which they were deposited and the interest accruing thereon to the date of maturity or redemption thereof; provided, however, the Agency may substitute new Securities and moneys for the deposited Securities and moneys if the new Securities and moneys are sufficient to pay the principal of or Redemption Price, if applicable, and interest on such Bonds.

SECURITY AND SOURCE OF PAYMENT FOR THE SERIES 2026 BONDS

Authority

The Series 2026 Bonds are being issued under the authority of and in full compliance with the Constitution of the State of Florida and laws of the State of Florida, particularly

Chapters 125 and 166, Florida Statutes, Chapter 163, Part I, Florida Statutes, Section 212.055(2), Florida Statutes, other applicable provisions of law, and the Bond Resolution.

Source of Payment

The payment of principal and interest on the Series 2026 Bonds will be secured equally and ratably with the Series 2020 Note, the Series 2022 Bonds, the Series 2024 Bonds and any other Bonds hereafter issued by the Agency by a first lien upon and pledge of the Pledged Revenues. The Agency also entered into in March 2022 the SIB Loan with the Florida Department of Transportation in the principal amount of \$25,500,000, which is treated as a "Bond" for purposes of the Bond Resolution, and the security for which is a lien on the Sales Tax Revenues on a parity with the Series 2020 Note, the Series 2022 Bonds, the Series 2024 Bonds and any other Bonds issued under the Bond Resolution. See, also, "THE INFRASTRUCTURE SALES TAX" herein. The SIB Loan, the Series 2020 Note, Series 2022 Bonds and Series 2024 Bonds represent the only "Bonds" currently outstanding under the Bond Resolution other than the Series 2026 Bonds.

"Pledged Revenues" is defined in the Bond Resolution to mean (i) Sales Tax Revenues, and (ii) moneys on deposit in the funds and accounts established under the Bond Resolution and investment earnings thereon, but excluding moneys on deposit in the Rebate Fund and the Costs of Issuance Account. "Sales Tax Revenues" is defined in the Bond Resolution to mean those 78% of the one percent (1%) local government infrastructure surtax revenues authorized pursuant to Section 212.055(2), Florida Statutes, levied and extended pursuant to Ordinance No. 2014-07 of the County and distributed to the Agency pursuant to the Interlocal Agreement. Such term shall include for all purposes of the Bond Resolution proceeds of the portion of the communication services tax levied in the County pursuant to Section 202.19(5), Florida Statutes, as a replacement of, and to be used for the same purposes as, the portion of the infrastructure sales surtax previously levied on communications services.

THE SERIES 2026 BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE AGENCY PAYABLE EXCLUSIVELY FROM THE PLEDGED REVENUES, AS HEREIN DESCRIBED. THE SERIES 2026 BONDS SHALL NOT BE OR CONSTITUTE A GENERAL INDEBTEDNESS OR OBLIGATION OF THE AGENCY, THE CITY OR THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISION OR LIMITATION, BUT SHALL BE PAYABLE SOLELY FROM AND SECURED BY A LIEN UPON AND PLEDGE OF THE PLEDGED REVENUES AS DESCRIBED HEREIN ON A PARITY WITH THE OTHER OUTSTANDING BONDS ISSUED AS DESCRIBED HEREIN. NO OTHER REVENUES OF THE AGENCY ARE PLEDGED TO THE PAYMENT OF THE SERIES 2026 BONDS. THE FULL FAITH AND CREDIT OF THE AGENCY, THE CITY OR THE COUNTY IS NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, OR INTEREST ON THE SERIES 2026 BONDS. NO OWNER OF ANY OF THE SERIES 2026 BONDS SHALL EVER HAVE THE RIGHT TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY OR THE COUNTY FOR THE PAYMENT THEREOF, AND THE SERIES 2026 BONDS SHALL NOT CONSTITUTE A LIEN UPON PROPERTY OWNED OR SITUATED WITHIN THE CORPORATE TERRITORY OF THE AGENCY, THE CITY OR THE

COUNTY. THE AGENCY HAS NO TAXING POWER. NO REVENUES OF THE CITY OR THE COUNTY, OTHER THAN THE SALES TAX REVENUES DEPOSITED WITH THE AGENCY TO THE EXTENT DESCRIBED HEREIN, ARE AVAILABLE TO PAY THE SERIES 2026 BONDS.

Establishment of Funds and Accounts

There are created under the Bond Resolution the following funds and accounts:

- the Construction Fund
- the Revenue Fund
- the Debt Service Fund, and the Interest Account, the Principal Account and the Bond Amortization Account therein
- the Reserve Fund
- the Subordinated Indebtedness Fund
- the Costs of Issuance Account
- the Rebate Fund.

The Bond Resolution provides that moneys on deposit in the Construction Fund shall only be used for the payment of costs of the Blueprint 2020 Projects. Separate accounts in the Construction Fund may be established by the Agency for each Series of Bonds the proceeds of which are to be deposited in whole or in part in such subaccount in the Construction Fund. Moneys in each account in the Construction Fund shall be held in trust and subject to a lien and charge in favor of the Bondholders of such Series of Bonds for which such account was established for the security of such Bondholders. Proceeds of insurance against physical loss of or damage to a project shall, and moneys received for or in connection with a project may, at the option of the Agency, be deposited in the appropriate account in the Construction Fund.

Proceeds of the Series 2026 Bonds to be applied to pay the costs of issuance of the Series 2026 Bonds are to be deposited in the Costs of Issuance Account and so applied by the Agency.

Flow of Funds

The Agency shall deposit all Sales Tax Revenues into the Revenue Fund, promptly upon the receipt thereof. On or before the 27th day of each month, the moneys in the Revenue Fund shall be deposited or credited in the following manner and in the following order of priority:

FIRST - Debt Service Fund. The Agency shall deposit into or credit to the Debt Service Fund from moneys in the Revenue Fund amounts sufficient to make all of the following deposits. The moneys on deposit in the Debt Service Fund shall be applied in the manner provided in the

Bond Resolution solely for the payment of the principal of or Redemption Price, if applicable, and interest on the Bonds and shall not be available for any other purpose. The moneys transferred from the Revenue Fund to the Debt Service Fund shall be deposited or credited in the following manner and in the following order of priority:

(1) Interest Account. The Agency shall deposit into or credit to the Interest Account the sum which, together with the balance in said account, shall equal the interest on all Outstanding Bonds accrued and unpaid and to accrue to the end of the then current calendar month (assuming that a year consists of 12 equal calendar months of 30 days each). Moneys in the Interest Account shall be applied by the Agency to pay interest on the Bonds as and when the same shall become due, whether by redemption or otherwise, and for no other purpose. The Agency shall adjust the amount of the deposit into the Interest Account not later than the month immediately preceding any Interest Date so as to provide sufficient moneys in the Interest Account to pay the interest coming due on the Bonds on such Interest Date.

(2) Principal Account. Next, the Agency shall deposit into or credit to the Principal Account the sum which, together with the balance in said account, shall equal (a) the principal amount of all Outstanding Bonds other than Term Bonds due and unpaid, (b) that portion of the principal amount of the Bonds other than Term Bonds next due which would have accrued on such Bonds next due during the then current calendar month if such principal amount thereof were deemed to accrue monthly (assuming that a year consists of 12 equal calendar months of 30 days each) in equal installments from a date one year preceding the due date of such Bonds next due and (c) the portion of the principal amount of the Bonds other than Term Bonds next due which shall have accrued on such basis in prior months. Not later than the month immediately preceding any principal payment date, the Agency shall adjust the amount of the deposit into the Principal Account so as to provide sufficient moneys in the Principal Account to pay the principal on the Bonds other than Term Bonds becoming due on such principal payment date. Moneys in the Principal Account shall be applied by the Agency to pay the principal of the Bonds other than Term Bonds as and when the same shall become due, whether at maturity or otherwise, and for no other purpose.

(3) Bond Amortization Account. Payments to the Bond Amortization Account shall be on a parity with payments to the Principal Account. Commencing in the month which is one year prior to the due date of each Amortization Installment, the Agency shall deposit into or credit to the Bond Amortization Account the sum which, together with the balance in said account held for the credit of such Amortization Installment and all Outstanding Term Bonds due and unpaid, shall equal (a) the principal amount of all such Outstanding Term Bonds due and unpaid, (b) that portion of such Amortization Installment which would have accrued during the then current calendar month if such Amortization Installment were deemed to accrue monthly (assuming that a year consists of 12 equal calendar months of 30 days each) in equal amounts from a date one year preceding such due date and (c) the portion of such Amortization Installment which shall have accrued on such basis in prior months. The Agency shall adjust the amount of the deposit into the Bond Amortization Account not later than the month

immediately preceding any date for payment of an Amortization Installment so as to provide sufficient moneys in the Bond Amortization Account to pay such Amortization Installment on such date. Moneys in the Bond Amortization Account shall be applied by the Agency to purchase or redeem Term Bonds in the manner herein provided, and for no other purpose.

Amounts accumulated in the Bond Amortization Account with respect to any Amortization Installment may be applied by the Agency, on or prior to the 60th day preceding the due date of such Amortization Installment (i) to the purchase of Term Bonds of the Series and maturity for which such Amortization Installment was established, at a price not greater than the Redemption Price at which such Term Bonds may be redeemed on the first date thereafter on which such Term Bonds shall be subject to redemption, or (ii) to the redemption at the applicable Redemption Price of such Term Bonds. The applicable Redemption Price (or principal amount of maturing Term Bonds) of any Term Bonds so purchased or redeemed shall be deemed to constitute part of the Bond Amortization Account until such Amortization Installment date, for the purposes of calculating the amount of such account. As soon as practicable after the 60th day preceding the due date of any such Amortization Installment, the Agency shall proceed to call for redemption on such due date, by causing notice to be given as provided in the Bond Resolution, Term Bonds of the Series and maturity for which such Amortization Installment was established (except in the case of Term Bonds maturing on an Amortization Installment date) in such amount as shall be necessary to complete the retirement of the unsatisfied balance of such Amortization Installment. The Agency shall pay out of the Bond Amortization Account and the Interest Account to the respective Paying Agents, on or before the day preceding such redemption date (or maturity date), the amount required for the redemption (or for the payment of such Term Bonds then maturing), and such amount shall be applied by such Paying Agents to such redemption (or payment).

SECOND - Reserve Fund. The Agency shall deposit into or credit to each subaccount of the Reserve Fund such sum, if any, as will be necessary to immediately restore the funds on deposit therein to an amount equal to the Reserve Fund Requirement therefor, including the reinstatement of any Reserve Fund Insurance Policy or Reserve Fund Letter of Credit on deposit therein or the cash replacement thereof. In the event the amounts available for such purpose shall be insufficient to make all payments required by the preceding sentence, the available amount shall be prorated among the various subaccounts in the Reserve Fund in the same proportion that the Reserve Fund Requirement for each subaccount bears to the total Reserve Fund Requirement for all such subaccounts. On or prior to each principal and interest payment date for the Bonds, moneys in each subaccount of the Reserve Fund shall be applied by the Agency to the payment of the principal of or Redemption Price, if applicable, and interest on the Bonds, which such subaccount relates to, to the extent moneys in the Interest Account, the Principal Account and the Bond Amortization Account shall be insufficient for such purpose. Whenever there shall be surplus moneys in the Reserve Fund by reason of a decrease in the Reserve Fund Requirement or as a result of a deposit therein of a Reserve Fund Insurance Policy and/or a Reserve Fund Letter of Credit, such surplus moneys shall be deposited by the Agency into the Principal Account, or such other appropriate fund or account of the Agency or used to pay or provide for

necessary rebate through the Rebate Fund or to pay the premium on the Reserve Fund Insurance Policy, provided such deposit to such other fund or account shall not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes.

Whenever moneys on deposit in a subaccount of the Reserve Fund, together with the other available amounts in the Debt Service Fund, are sufficient to fully pay all Outstanding Bonds (including principal and interest thereon) of the Series secured by such subaccount in accordance with their terms, the funds on deposit in such subaccount of the Reserve Fund shall be applied to the payment of such Bonds.

Notwithstanding the foregoing provisions, in lieu of the required deposits into a subaccount of the Reserve Fund, the Agency may, at its sole option and discretion, cause to be deposited a Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit in an amount equal to the difference between the Reserve Fund Requirement applicable thereto and the sums, if any, remaining on deposit in such subaccount of the Reserve Fund after the deposit of such Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit. Such Reserve Fund Insurance Policy and/or Reserve Fund Letter of Credit shall be payable to the Paying Agent for such Series (upon the giving of notice as required thereunder) on any interest payment or redemption date on which a deficiency exists which cannot be cured by funds in any other fund or account held pursuant to the Bond Resolution and available for such purpose.

Notwithstanding the foregoing, the Bond Resolution permits the Agency to issue Bonds that are not secured by the Reserve Fund. **The Series 2026 Bonds are not secured by any amounts on deposit in the Reserve Fund.**

THIRD - Subordinated Indebtedness Fund. Next, the Agency shall deposit into or credit to the Subordinated Indebtedness Fund such sums as are necessary to pay principal of, premium, if any, and interest on any Subordinated Debt as the same become due, and such amounts shall be so applied by the Agency. See "SUBORDINATED INDEBTEDNESS" herein.

FOURTH - Surplus Moneys. The balance of any moneys remaining in the Revenue Fund after the payments and deposits required above may be used by the Agency for any lawful purpose.

For a more detailed discussion of the flow of funds, see "APPENDIX C -- COPY OF BOND RESOLUTION."

Investments

Moneys held in the funds, accounts and subaccounts established under the Bond Resolution may be invested and reinvested in Authorized Investments maturing not later than the date on which the moneys therein will be needed. All investments shall be valued at fair market value.

Additional Bonds

In addition to the Series 2026 Bonds, the Series 2024 Bonds, Series 2022 Bonds, the SIB Loan and the Series 2020 Note, the Bond Resolution provides for the issuance of Additional Bonds to finance the Cost of Projects or the completion thereof or the refunding of any Outstanding Bonds or any Subordinated Indebtedness of the Agency or for any other purpose permitted by law. Prior to the issuance of such Additional Bonds, the following conditions must be complied with:

(A) The Agency must certify that it is current in all deposits into the various funds and accounts established by the Bond Resolution and all payments theretofore required to have been deposited or made by it under the provisions of the Bond Resolution and that it has complied with the covenants and agreements of the Bond Resolution.

(B) There must have been obtained and filed with the Agency a certificate of the Director of PLACE: (i) stating that the books and records of the Agency relating to the collection and receipt of Sales Tax Revenues have been reviewed by him or her; (ii) setting forth the amount of Sales Tax Revenues which have been received by the Agency during any 12 consecutive months selected by the Agency of the 24 months immediately preceding the issuance of such Additional Bonds; and (iii) stating that such Sales Tax Revenues equal at least 1.25 times the Maximum Debt Service Requirement for all Outstanding Bonds and such Additional Bonds then proposed to be issued.

(C) In computing Maximum Debt Service Requirement for purposes of this calculation, the interest rate on outstanding Variable Rate Bonds, and on additional parity Variable Rate Bonds then proposed to be issued, must be calculated as provided in the definition of "Debt Service Requirement" in the Bond Resolution.

(D) In the event any Additional Bonds are issued for the purpose of refunding any Bonds then Outstanding, the conditions of clauses (A) and (B) above will not apply, provided that the issuance of such Additional Bonds will not result in an increase in the aggregate amount of principal of and interest on the Outstanding Bonds becoming due in the current Fiscal Year or any subsequent Fiscal Years. The conditions of clause (B) above will apply to Additional Bonds issued to refund Subordinated Indebtedness and to Additional Bonds issued for refunding purposes which cannot meet the conditions of this clause (D).

(E) In addition to all of the other requirements, the Agency must comply with any applicable provisions of any financing documents relating to outstanding Subordinated Indebtedness to the extent such provisions impact on the ability of the Agency to issue Additional Bonds.

(F) Additional Bonds issued pursuant to these provisions will mature at least three months prior to expiration of the Sales Tax Revenues or six months prior to the final collection of the Sales Tax Revenues.

The Agency may issue notes in anticipation of the issuance of Bonds which must have such terms and details and be secured in such manner, not inconsistent with the Bond Resolution, as must be provided by resolution of the Agency.

SUBORDINATED INDEBTEDNESS

The Agency may issue indebtedness that are not Additional Bonds and that are payable in whole or in part out of the Pledged Revenues and which may be secured by a pledge of the Pledged Revenues; provided, however, that such pledge must be, and must be expressed to be, subordinated in all respects to the pledge of the Pledged Revenues created by the Bond Resolution. The Agency will have the right to covenant with the holders from time to time of any Subordinated Indebtedness to add to the conditions, limitations and restrictions under which any Additional Bonds may be issued pursuant to the Bond Resolution. The Agency has agreed to pay promptly any Subordinated Indebtedness as the same shall become due.

THE INFRASTRUCTURE SALES TAX

Chapter 212, Part I, Florida Statutes, imposes a 6% sales tax (the "Sales Tax") on the sales price of retail sales of tangible personal property sold in the State of Florida (the "State") subject to certain exceptions and exemptions and certain dealer allowances. A similar tax is imposed on the price of tangible personal property when the property is not sold, but is used, or stocked for use, in the State and on the price of certain services, rentals and admissions in the State. The largest single source of tax receipts in the State is the sales and use tax.

Section 212.055(2), Florida Statutes, authorizes counties to impose a discretionary sales surtax of an additional 0.5% or 1% on the sales, uses, services and admissions in such counties subject to the State tax imposed thereon (the "Infrastructure Sales Tax"). However, counties may not impose the surtax on the portion of any sales amount which exceeds \$5,000 on any item of tangible personal property. The Infrastructure Sales Tax is levied on "communications services" pursuant to the rate set in the CST Law (as defined below). The levy of the Infrastructure Sales Tax must be pursuant to an ordinance of the county's governing board and must be approved by a referendum of the electors of the county.

Pursuant to Section 212.055(2)(d)1, Florida Statutes, the proceeds of any discretionary sales surtax and any interest accrued thereon may be expended, among other things, to finance, plan and construct infrastructure and to acquire land for public recreation or conservation or protection of natural resources. Neither the proceeds nor any interest accrued thereto may be used for operational expenses of any infrastructure. "Infrastructure" is defined by Section 212.055(2)(d)1, Florida Statutes, to include, among other things, any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction or improvement of public facilities which have a life expectancy of 5 or more years and any land acquisition, land improvement, design and engineering costs related thereto.

The Florida Department of Revenue ("FDOR") has the responsibility to administer, collect and enforce all surtaxes, including the Infrastructure Sales Tax. The proceeds of each local government's discretionary sales surtax collections are transferred to the Discretionary Sales

Surtax Clearing Trust Fund. A separate account in the trust fund is established for each local government imposing such a surtax. FDOR is authorized to deduct 3% of the total revenue generated for all counties levying a surtax for administrative costs. FDOR does not currently deduct any administrative expenses. Pursuant to Section 212.15, Florida Statutes, vendors generally are required to remit sales tax receipts by the twentieth day of the month immediately following the month of collection. (Vendors who collect taxes aggregating less than \$1,000 for four calendar quarters are permitted to remit tax receipts less frequently.) No statute prescribes a deadline for remitting surtax proceeds to the local governing bodies. However, FDOR has consistently remitted surtax proceeds to local governing bodies by the end of the month immediately following receipt by FDOR.

The Infrastructure Sales Tax is to be distributed among a county and the municipalities representing a majority of the county's municipal population, and school districts with the consent of the governing body of such county, pursuant to a statutory formula based upon population, unless the county and such municipalities enter into an interlocal agreement providing for a different distribution. Pursuant to Section 212.055(2)(e), Florida Statutes, school districts, counties and municipalities receiving discretionary sales surtax proceeds may pledge such proceeds for the purpose of servicing new bond indebtedness incurred pursuant to law. Counties and municipalities may join together for the issuance of bonds authorized pursuant to Section 212.055(2)(e), Florida Statutes.

On June 30, 2025, Governor Ron DeSantis signed Florida House Bill 7031 ("HB 7031"), eliminating both the State business rent tax and discretionary sales surtaxes on commercial leases effective October 1, 2025. HB 7031 fully repeals Section 212.031, Florida Statutes, which imposes the sales tax on commercial lease rental payments, as of October 1, 2025. However, HB 7031 does not affect the sales tax on rental income from motor vehicle, boat or aircraft storage or on short-term residential rentals with a term of less than six months, which are imposed by Section 212.03, Florida Statutes. Accordingly, the County's discretionary sales surtaxes on commercial lease rental payments will not be collected by FDOR and remitted to the County effective October 1, 2025, and will not be available to pay debt service on any Bonds thereafter. The Agency does not expect the financial impacts of HB 7031 to impact its ability to pay debt service on the Series 2026 Bonds.

Pursuant to County Ordinance 89-14, on September 19, 1989, the voters of the County approved the levying and imposition, throughout the County, of an additional tax of 1% on all transactions occurring in the County for a period of 15 years. Pursuant to County Ordinance No. 0035, on November 7, 2000, the extension of the Infrastructure Sales Tax through December 31, 2019 was approved by a majority of the voters of the County. Pursuant to County Ordinance No. 2014-07, on November 4, 2014, the extension of the Infrastructure Sales Tax through December 31, 2039 was approved by a majority of the voters of the County. Pursuant to the Interlocal Agreement, the Agency began receiving Sales Tax Revenues effective December 1, 2004. The County and the City, pursuant to the Interlocal Agreement, have irrevocably pledged and assigned 78% of the proceeds of the Infrastructure Sales Tax received by the County and the City (the "Sales Tax Revenues") to the Agency to secure the Bonds and pay the costs of the Blueprint 2020 Projects.

Communications Services Tax

Effective October 1, 2001, the structure for the imposition of taxes on telecommunications and other communications services was completely revamped by Chapter 202, Florida Statute (the "CST Law"). The CST Law rescinded or modified various taxes imposed upon certain telephone and other telecommunications and communications services (including the Infrastructure Sales Tax on certain long distance services) and replaced the revenues from such taxes with revenues with a new state tax and a local option tax imposed on communications services (the "Communications Services Tax"). "Communications services" under the CST Law includes the transmission of voice, data, audio, video or any other information or signals, including cable services, by or through any medium or method currently in existence or in the future devised regardless of the protocol used for such transmission or conveyance.

The term includes such transmission, conveyance, or routing in which computer processing applications are used to act on the form, code, or protocol of the content for purposes of transmission, conveyance, or routing without regard to whether such service is referred to as voice-over-Internet-protocol services or is classified by the Federal Communications Commission as enhanced or value-added.

Communication services does not include "information services" (as defined in the CST Law to include electronic publishing, webhosting services and end-user 900 number services, among other things), the installation or maintenance of wiring or equipment on a customer's premises, the sale or rental of tangible personal property, the sale of advertising, bad check and late payment charges, billing and collection services and internet access service, electronic mail service and related on-line services. Exempted from the Communications Services Tax are certain sales of communications services to the federal government, or any instrumentality or agency thereof, the state or any county, municipality or political subdivision of the state, and religious institutions, educational organizations and certain other charitable organizations.

The Communications Services Tax imposed by the CST Law as a replacement for the Infrastructure Sales Tax on certain communication services is levied at a rate of 0.6% on the sale price of communications services and is included in the Sales Tax Revenues pledged to the Bonds. The Communications Services Taxes collected under the CST Law are deposited along with the Infrastructure Sales Tax into the Discretionary Sales Surtax Clearing Trust Fund and are then distributed by FDOR to the County and the City as part of the Infrastructure Sales Tax, with no distinction made as to the portion of the distribution constituting Communications Services Tax. **Except for the Communications Services Tax deposited into the Discretionary Sales Surtax Clearing Trust Fund received by the County and the City (and distributed to the Agency with the Sales Tax Revenues) pursuant to Section 212.055(2), no other revenues received by the County or the City pursuant to the CST Law and distributed to the Agency are pledged to secure the Bonds.**

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Historical Collection of Infrastructure Sales Tax

The following table sets forth the collections of Infrastructure Sales Tax for the City and the County for the past ten fiscal years and includes a calculation of 78% of each such amount, which comprises the Sales Tax Revenues pledged to the Bonds.

Fiscal Year Ending 9/30	County/City Total*	Sales Tax Revenues (78% of Total)*
2016	\$41,963	\$33,570
2017	42,784	34,227
2018	44,554	35,643
2019	46,805	37,444
2020	42,820	34,256
2021	51,042	39,813
2022	60,299	47,033
2023	60,778	47,407
2024	63,042	49,173
2025		

* In thousands

The amount of Sales Tax Revenues distributed to the Agency is subject to increases or decreases due to (i) more or less favorable economic conditions, (ii) increases or decreases in the dollar volume of taxable sales within the County, (iii) legislative changes relating to the sales tax, which may include changes in the scope of taxable sales, and (iv) other factors which may be beyond the control of the Agency, the City or the County, including but not limited to the potential for increased use of electronic commerce and other internet-related sales activity that could have a material adverse impact upon the amount of sales tax collected by the State of Florida and then distributed to the Agency in accordance with the Interlocal Agreement.

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ESTIMATED DEBT SERVICE COVERAGE

The table set forth below shows the estimated pro forma debt service coverage for Fiscal Years 2024 and 2025, assuming the issuance of the Series 2026 Bonds as described below.

	<u>Fiscal Year Ending</u>	
	2025	2024
Sales Tax Revenues (78% of existing Infrastructure Sales Tax)	\$	\$49,173,000
Maximum Annual Debt Service on the Series 2026 Bonds, the Series 2024 Bonds, the Series 2022 Bonds, the Series 2020 Note and the SIB Loan	\$	\$
Estimated Coverage on the Series 2026 Bonds, the Series 2024 Bonds, the Series 2022 Bonds, the Series 2020 Note and the SIB Loan	x	x

PENSION AND OTHER POST EMPLOYMENT BENEFIT OBLIGATIONS

[Retirement Plans.] Employees of the Agency have the option of participating in either the City of Tallahassee or the Leon County benefits program. Employees electing to participate in the Leon County benefits program are eligible for the Florida Retirement System (FRS), which includes the Retiree Health Insurance Subsidy Program (HIS). Employees electing to participate in the City of Tallahassee program are eligible for the City's General Employees Pension Plan (City Plan). The aggregate amount of net pension liabilities, related deferred inflows and outflows of resources, and pension expense for the Agency's defined benefit pension plans are summarized below: Leon County and City of Tallahassee Total Plan Obligations and Expenses (in thousands):

	Leon County		City of Tallahassee	Total
Plan Obligations and Expenses	FRS	HIS	City Plan	
Net Pension Liability	\$	\$	\$	\$
Pension Related Deferred Outflows				
Pension Related Deferred Inflows				
Pension Expense				

Member Statistics – 2025:			
Retirees and beneficiaries, if deceased			
Retirees currently receiving benefits			
Terminated employees entitled to Benefits, not yet receiving benefits			
Active Employees			

Florida State Retirement System. The FRS is a cost-sharing, multiple-employer, defined benefit plan administered by the State of Florida, Department of Administration, Division of Retirement. The FRS provides retirement, in-line-of-duty or regular disability and survivors benefits. Chapter 121, Florida Statutes, establishes the authority for benefit provisions and contribution requirements. Changes to the law can only occur through an act of the Florida Legislature.

Currently, there are [four (4)] employees for the Agency participating in the FRS defined benefit plan out of more than 700,000 active FRS participants in the defined benefit plan. Active employees are required to contribute 3% of their gross compensation to the retirement plan. The Agency is required to contribute at an actuarially determined rate. Agency participants who were members as of June 30, 2011 in the FRS are members of the Regular Class with a normal retirement benefit at age 62 or at least 30 years of service; the benefit accumulates at 1.60% times average compensation (5 highest years) times years of creditable service; vesting occurs after 6 years of creditable service. Agency participants who joined the System after June 30, 2011 are members of the Regular Class with a normal retirement benefit at age 65 or at least 33 years of service; the benefit accumulates at 1.60% times average compensation (8 highest years) times years of creditable service; vesting occurs after 8 years of creditable service. Employer contribution rates effective July 1, 2024 was 8.30%, and July 1, 2025 was ____%.

The Agency also participates in the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing, multiemployer defined benefit pension plan established under Section 112.363, Florida Statutes. The benefit is a monthly cash payment to assist retirees of state-administered retirement systems in paying their health insurance costs. The HIS Program is funded by required contributions from FRS participating employers as set by the State Legislature. Employer contributions are a percentage of gross compensation for all active FRS employees. Employees are not required to contribute. For the fiscal year ended September 30, 2025, the contribution rate was ____% of payroll pursuant to Section 112.363, Florida Statutes.

In addition to the above benefits, the FRS administers a Deferred Retirement Option Program ("DROP"). This program allows eligible employees to defer receipt of monthly retirement benefit payments while continuing employment with a Florida Retirement System employer for a period not to exceed 96 months after electing to participate. DROP benefits are held in the FRS Trust Fund and accrue interest.

Net Pension Liability. At September 30, 2025, the Agency reported for its share of the FRS and HIS plans the amount of the net pension liability as shown below (in thousands):

	FRS	HIS	Total
June 30, 2025 – measurement date	\$ ____	\$ ____	\$ ____

The net pension liability for each plan was determined by the plans' actuary and reported in the plans' valuations dated July 1, 2025 for the net pension liability as of June 30, 2025. The Agency represents ____% of Leon County's proportionate share of the FRS net pension liability. At September 30, 2025, the Agency's and Leon County's proportionate share of the employer portion of the FRS and HIS net pension liability are shown below:

	Agency		Leon County	
	FRS	HIS	FRS	HIS
June 30, 2025				
June 30, 2024	0.0011472852%	0.0008083993%	0.3843405268%	0.2708137676%
Increase/Decrease				

The Agency's and Leon County proportionate share of the net pension liability was based on the County's 2024-25 fiscal year contributions relative to the 2023-2024 fiscal year contributions of all participating members of FRS.

Other (Than Pension) Post Employment Benefits

Staff of the Agency have the option of participating in either the City's or the County's benefit programs. The Agency, through the City's Retiree Medical Insurance Plan (OPEB Plan), provides health insurance and prescription drug coverage to its active and retired employees. The Agency is required under Florida law to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. In addition, the Agency, via its participation in the City's program, has elected to provide a partial subsidy to its retirees to offset the cost of such health insurance. As of September 30, 2025, there were ____ retired employees of the Agency receiving benefits under the OPEB Plan.

The Agency's proportionate share of the City's OPEB Plan is ____% and was determined based on the amount of covered payroll as an estimate for determining each employer's proportionate share. The aggregate amounts reported by the Agency as of September 30, 2025, of net OPEB liabilities, related deferred inflows and outflows of resources, and OPEB expenses using a valuation date and measurement date of September 30, 2025 are summarized as follows (in thousands):

OPEB Plan Obligations and Expenses	Agency Share of City Plan Amounts
Net OPEB Liability	
OPEB Related Deferred Outflows	
OPEB Related Deferred Inflows	
OPEB Expense	

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RATINGS

_____ ("_____") and _____ ("_____") have assigned ratings of "_____" and "_____" (_____ outlook) respectively, to the Series 2026 Bonds. Such ratings reflect the view of such organizations and an explanation of the significance of such respective ratings may only be obtained from the rating agencies furnishing the same. Generally, rating agencies base their ratings on the information and materials furnished to them and, in addition, on investigations, studies and assumptions made by the rating agencies themselves. There is no assurance that the ratings mentioned above will continue for any given period of time or that they may not be lowered or withdrawn entirely by the rating agencies or either of them, if in their or its judgment, circumstances so warrant. Any such downward revision in or withdrawal of any of such ratings may have an adverse effect on the market price of the Series 2026 Bonds. For any additional description of the ratings and their meanings, Moody's and Fitch should be contacted.

TAX MATTERS

General

The Code establishes certain requirements which must be met subsequent to the issuance of the Series 2026 Bonds in order that interest on the Series 2026 Bonds be and remain excluded from gross income for purposes of federal income taxation. Non-compliance may cause interest on the Series 2026 Bonds to be included in federal gross income retroactive to the date of issuance of the Series 2026 Bonds, regardless of the date on which such non-compliance occurs or is ascertained. These requirements include, but are not limited to, provisions which prescribe yield and other limits within which the proceeds of the Series 2026 Bonds and the other amounts are to be invested and require that certain investment earnings on the foregoing must be rebated on a periodic basis to the Treasury Department of the United States. The Agency has covenanted in the Bond Resolution to comply with such requirements in order to maintain the exclusion from federal gross income of the interest on the Series 2026 Bonds.

In the opinion of Bond Counsel, assuming compliance with certain covenants, under existing laws, regulations, judicial decisions and rulings, interest on the Series 2026 Bonds is excluded from gross income for purposes of federal income taxation. Interest on the Series 2026 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on the Series 2026 Bonds may be included in the "adjusted financial statement income" of certain "applicable corporations" that are subject to the 15-percent alternative minimum tax under Section 55 of the Code.

Except as described above, Bond Counsel will express no opinion regarding other federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of Series 2026 Bonds. Prospective purchasers of Series 2026 Bonds should be aware that the ownership of Series 2026 Bonds may result in collateral federal income tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry Series 2026 Bonds; (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by fifteen percent (15%) of certain items,

including interest on the Series 2026 Bonds; (iii) the inclusion of interest on the Series 2026 Bonds in earnings of certain foreign corporations doing business in the United States for purposes of branch profits tax; (iv) the inclusion of interest on the Series 2026 Bonds in passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year; and (v) the inclusion of interest on the Series 2026 Bonds in "modified adjusted gross income" by recipients of certain Social Security and Railroad Retirement benefits for the purposes of determining whether such benefits are included in gross income for federal income tax purposes.

As to questions of fact material to the opinion of Bond Counsel, Bond Counsel will rely upon representations and covenants made on behalf of the Agency in the Bond Resolution, certificates of appropriate officers and certificates of public officials (including certifications as to the use of proceeds of the Series 2026 Bonds and of the property financed thereby), without undertaking to verify the same by independent investigation.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2026 BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE BONDHOLDERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

Information Reporting and Backup Withholding. Interest paid on tax-exempt bonds such as the Series 2026 Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of the Series 2026 Bonds under certain circumstances, to "backup withholding" at the rate specified in the Code with respect to payments on the Series 2026 Bonds and proceeds from the sale of the Series 2026 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of the Series 2026 Bonds. This withholding generally applies if the owner of the Series 2026 Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor of such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2026A Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Other Tax Matters

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have

contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds.

Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors as to the tax consequences of owning the Series 2026 Bonds in their particular state or local jurisdiction and regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Tax Treatment of Original Issue Discount

Under the Code, the difference between the maturity amount of the Bonds maturing on October 1 of the years _____ (the "Discount Bonds"), and the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity and, if applicable, interest rate, was sold is "original issue discount." Original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded periodically. A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Bondholders of the Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or other disposition of the Discount Bonds and with respect to the state and local tax consequences of owning and disposing of the Discount Bonds.

Tax Treatment of Bond Premium

The difference between the principal amount of the Series 2026 Bonds maturing October 1, _____ (collectively, the "Premium Bonds"), and the initial offering price to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of such Premium Bonds of the same maturity and, if applicable, interest rate, was sold constitutes to an initial purchaser amortizable bond premium which is not deductible from gross income for federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of each of the Premium Bonds, which ends on the earlier of the maturity or call date for each of the Premium Bonds which minimizes the yield on such Premium Bonds to the purchaser. For purposes of determining gain or loss on the sale or

other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering at the initial offering price is required to decrease such purchaser's adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds. Bondholders of the Premium Bonds are advised that they should consult with their own tax advisors with respect to the state and local tax consequences of owning such Premium Bonds.

LEGAL MATTERS

Certain legal matters incident to the authorization, issuance and sale by the Agency of the Series 2026 Bonds and with regard to the exclusion from gross income of the interest thereon under existing laws are subject to the unqualified approving legal opinion of Bryant Miller Olive P.A., Bond Counsel. Copies of such opinion will be available at the time of the delivery of the Series 2026 Bonds and the proposed form of such opinion is set forth in APPENDIX D hereto and reference is made thereto for the terms thereof.

Certain legal matters will be passed on for the Agency by Susan Dawson, Esq., Legal Counsel to the Agency. Certain legal matters will be passed on for the Agency by Nabors, Giblin & Nickerson, P.A., as Disclosure Counsel to the Agency.

The opinions delivered by counsel are based on existing law, which is subject to change. Such opinions are further based on factual representations made to counsel as of the date thereof. Counsel does not assume a duty to update or supplement its opinions to reflect any facts or circumstances, including changes in law, that may thereafter occur or become effective.

The legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds express the professional judgment of the attorneys rendering the opinions regarding the legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, and the rendering of an opinion does not guarantee the outcome of any legal dispute that may arise out of the transaction.

FINANCIAL ADVISOR

PFM Financial Advisors LLC, Orlando, Florida, is acting as Financial Advisor to the Agency in connection with the issuance of the Series 2026 Bonds. The Financial Advisor assisted in the preparation of this Official Statement and in other matters relating to the planning, structuring and issuance of the Series 2026 Bonds and provided other advice. The Financial Advisor is not obligated to undertake and has not undertaken to make, an independent verification or to assume responsibility for, the accuracy, completeness or fairness of the information contained in the Official Statement and is not obligated to review or ensure compliance with continuing disclosure undertakings. The Financial Advisor will not engage in any underwriting activities with regard to the issuance and sale of the Series 2026 Bonds.

UNDERWRITING

_____, (the "Underwriter") has agreed, subject to certain conditions, to purchase the Series 2026 Bonds from the Agency at a price equal to \$_____ (\$_____ par amount, taking into account original issue [premium] [discount] of \$_____, less Underwriter's discount in the amount of \$_____). The Underwriter's obligations are subject to certain conditions precedent described in the Official Notice of Sale, and it will be obligated to purchase all of the Series 2026 Bonds if any Series 2026 Bonds are purchased.

INVESTMENT POLICY

Pursuant to a resolution adopted by the Board, the moneys of the Agency are held and invested pursuant to the terms of the investment policy of the City (the "Investment Policy"). The Investment Policy does not apply to proceeds from the sale of the Bonds which are held and invested pursuant to the provisions of the Bond Resolution. See "SECURITY AND SOURCE OF PAYMENT FOR THE SERIES 2026 BONDS – Investments" for a discussion of the investment of proceeds from the Bonds. The City Treasurer-Clerk administers the City's investment program and is responsible for ensuring the proper management, internal controls, safekeeping, and recording of all investment assets held or controlled by the City. The City has promulgated a non-pension investment policy to govern the investment of all non-pension financial assets held or controlled by the City, not otherwise classified as restricted assets requiring separate investing (the "Investment Policy"). The Investment Policy sets forth standards for investing, safekeeping and custody requirements, and reporting requirements. Individual criteria consisting of, at a minimum, objectives, authorized investments and performance evaluation criteria are established on an individual basis for specialized portfolios governed under specific legal constraints. Criteria for the City's core portfolio are also set forth in the Investment Policy. A copy of the Investment Policy may be obtained from the City Treasurer-Clerk's Office or the City's website.

At the end of Fiscal Year 2025, the portfolio had an effective duration of ____ years and an asset mix as follows:

US Treasuries/Government Guaranteed	%
Government Agencies/Instrumentalities	%
Corporate Notes	%
Municipals	%
FNMA/FHLMC MBS	%
Commercial Paper	%
Investment Pools	%
Externally Managed Fixed Income Accounts	%
Cash	%

The policy allows for limited investment in derivative products. Derivative products must have a stated final maturity date at purchase of no longer than 5 years; must mature at par value; and the securities of the issuer must otherwise be authorized investments of the City under

the Investment Policy. The Investment Policy specifically prohibits reverse repurchase agreements and inverse floating rate notes.

See "Note III - Detail Notes - All Funds" in "APPENDIX B -- ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE AGENCY FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025" for more information on the securities lending and other investment information.

LITIGATION

In the opinion of Susan Dawson, Agency Legal Counsel, after due inquiry of the Clerk of the Circuit Court of the Second Judicial Circuit and the Federal District Court for the Northern District of Florida, there is no pending or to her knowledge, threatened, litigation against the Agency which would have any material adverse effect upon the Pledged Revenues or the financial condition of the Agency or contesting the validity of the Series 2026 Bonds or of the Interlocal Agreement or the right of the Agency to issue the Series 2026 Bonds.

CONTINGENT FEES

The Agency has retained Bond Counsel, Disclosure Counsel and the Financial Advisor with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Payment of all or a portion of the fees of such professionals relating to the issuance of the Series 2026 Bonds and a discount to the Underwriter (which includes the fees of Underwriter's Counsel, if any) are each contingent upon the issuance of the Series 2026 Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2026 Bonds upon an event of default under the Bond Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically the federal bankruptcy code, the remedies specified by the Bond Resolution and the Series 2026 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. See "APPENDIX C -- COPY OF BOND RESOLUTION" attached hereto for a description of events of default and remedies.

CLIMATE CHANGE ISSUES

Numerous scientific studies on climate change show that, among other effects on the global ecosystem, sea levels will rise, extreme temperatures will become more common, and extreme weather events will become more frequent as a result of increasing global temperatures attributable to atmospheric pollution. Sea levels will continue to rise in the future due to the increasing temperature of the oceans causing thermal expansion and growing ocean

volume from glaciers and ice caps melting into the ocean. Areas like the City and County are at risk of substantial flood damage over time, affecting private development and public infrastructure, including roads, utilities, emergency services, schools, and parks. As a result, the City and County could lose considerable tax revenues and many residents, businesses, and governmental operations could be displaced. However, the City and County are unable to predict whether sea level rise or other impacts of climate change or flooding from another major storm will occur, when they may occur, and if any such events occur, whether they will have a material adverse effect on the business operations or financial condition of the City or the County, or the Sales Tax Revenues.

CYBERSECURITY

Computer networks and systems used for data transmission and collection are vital to the efficient operations of the Agency. Agency systems (which are managed by the City) provide support to departmental operations and constituent services by collecting and storing sensitive data, including intellectual property, security information, proprietary business process information, information applying to suppliers and business partners, and personally identifiable information of customers, constituents and employees. The secure processing, maintenance and transmission of this information is critical to department operations and the provision of citizen services. Increasingly, governmental entities are being targeted by cyberattacks (including, but not limited to, hacking, viruses, malware and other attacks on computers and other sensitive digital networks and systems) seeking to obtain confidential data or disrupt critical services. A rapidly changing cyber risk landscape may introduce new vulnerabilities and avenues that attackers/hackers can exploit in attempts to cause breaches or service disruptions. Employee error and/or malfeasance may also contribute to data loss or other system disruptions. Additionally, the Agency's computer networks and systems routinely interface and rely on third party systems that are also subject to the risks previously described. Any such breach could compromise networks and the confidentiality, integrity and availability of systems and the information stored there.

The City from a holistic view focuses on 5-specific areas surrounding cyber-defense. These areas include infrastructural resilience and reliability through current platforms and consistent security patching, encryption of data while in transit and while at rest, replicated reliable backups through network segmentation and validation, promotion of a security-centered culture, and the use of network segmentation and micro-segmentation through which the use of multiple robust firewall solutions enhance endpoint notification and protection of the City's assets. The City has also enhanced its email protection through software that is capable of alerting and mitigation of threats that resemble malware and phishing attempts while deploying enhanced endpoint protection. Finally, the City has partnered with DHS-Cybersecurity and Infrastructure Security Agency for an annual evaluation of infrastructure security, industry best practices, penetration testing, and user vulnerability and education training. However, no assurances can be given that any cyberattacks, if successful, will not have a material adverse effect on the operations of the City.

In April 2019, the City suffered a security breach of its People Soft payroll environment, whereby several City employees did not receive their payroll direct deposits. To address the issue, the City took the precautionary measures to build a more secure cybersecurity-based

program surrounding its cloud-based applications. In a collaborative effort with CenturyLink, an additional robust NetScaler was put in place to provide greater security access filtering, with advanced logging. The standard password length and complexity were changed to ITIL standards of 15 characters with numerical, special character, upper/lower case requirements, with a standard 45-day refresh, with a standard lockout after a set number of failed attempts. The City no longer will utilize a vendor-based VPN solution; all vendors must utilize a City-approved monitored VPN solution for greater accountability of user access. Currently, the City has contracted with a 3rd party vendor for penetration testing to identify potential vulnerability within the People Soft environment. The City also activated an alert within People Soft that will email or text alert all active users of changes surrounding any banking information relative to their accounts. Finally, the City is completing all current patching and formalizing encryption at rest and in transit. After application of insurance and recovery efforts, the City's net loss as a result of the breach was approximately \$70,000. The Agency and its staff were not negatively affected by such breach.

In December 2020 a vulnerability within SolarWinds Orion was found. During the investigation a campaign to insert malicious code into legitimate software affecting thousands of customers was discovered. The City took immediate action and coordinated a response by immediately applying a patch and disconnecting the SolarWinds Orion system from the City network. In 2021, the City successfully coordinated a response to mitigate an attempted ransomware attack known as the Kaseya event. The City successfully detected an attempt to utilize a supply chain vulnerability to attempt to infect the City's systems with ransomware. An incident response team was created in response to this event and the impact to the City and the Agency was minimal.

The City suffered an additional cyber incident in March 2024 when an unauthorized party posing as a City vendor received payment for certain City invoices totaling over \$1 million. Investigation of the incident is still ongoing, and the City suffered no system damage as a result of the incident.

No assurances can be given that any cyberattacks, if successful, will not have a material adverse effect on the operations of the Agency.

CONTINUING DISCLOSURE

The Agency will agree, pursuant to a Continuing Disclosure Certificate (the "Continuing Disclosure Certificate") in accordance with the provisions of Rule 15c2-12 (the "Rule") in effect from time to time and applicable to the Series 2026 Bonds, promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided, to the Electronic Municipal Market Access ("EMMA") system operated by the Municipal Securities Rule Making Board (a) on or before May 31 of each year, for each fiscal year ending on or after September 30, 2026, the following information with respect to the prior fiscal year, an update of the annual financial information and operating data of the Agency, consistent with the type of financial information and data included in this Official Statement in the table entitled "ESTIMATED DEBT SERVICE COVERAGE" and information regarding collections of Sales Tax Revenues consistent with the information provided in the table

entitled "Historical Collection of Infrastructure Sales Tax" under the section entitled "THE INFRASTRUCTURE SALES TAX" but showing only the amount of Sales Tax Revenues distributed to the Agency, and (b) on or before May 31 for each fiscal year ending on or after September 30, 2026, annual audited financial statements of the Agency, the City and the County, with respect to the prior fiscal year prepared pursuant to generally accepted accounting principles. (If unaudited financial statements are unavailable by May 31, each such entity is permitted to file unaudited statements as of such date).

The Agency will also agree to provide or cause to be provided notices of the occurrence of the following events, within the meaning of the Rule, with respect to the Series 2026 Bonds, not in excess of ten (10) business days after its occurrence:

- (1) principal and interest payment delinquencies on the Series 2026 Bonds;
- (2) non-payment related defaults, if material;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;
- (7) modifications to rights of the holders of the Series 2026 Bonds, if material;
- (8) Series 2026 Bond calls, if material, and tender offers;
- (9) Series 2026 Bond defeasances;
- (10) release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material;
- (11) rating changes;
- (12) an event of bankruptcy or similar event of an obligated person;
- (13) the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

- (14) appointment of a successor or additional paying agent or the change of name of a paying agent, if material;
- (15) incurrence of a financial obligation of an obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect holders of the Series 2026 Bonds, if material (for purposes of the foregoing and paragraph (xvi) below, “financial obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b));
- (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties; and
- (17) notice of any failure on the part of the Agency to meet the requirements of Section 3 hereof.

In addition, the Agency will agree to provide or cause to be provided to EMMA, in a timely manner, not in excess of ten (10) days after its occurrence, notice of its failure to provide the annual financial information with respect to it described above on or prior to the dates specified.

Pursuant to separate Continuing Disclosure Certificates, the City and the County will each agree to provide their respective audited annual financial statements to the Agency, prior to May 31 of each year in order to allow the Agency to make a single consolidated continuing disclosure filing, subject to the caveat described above that unaudited statements can be filed as of such date if audited financial statements are not available.

The Agency, the City and the County will each reserve the right to terminate its obligation to provide annual financial information and notices of material events, as set forth above, if and when the Agency, the City or the County no longer remains an obligated person with respect to the Series 2026 Bonds within the meaning of the applicable rule or rules. The undertakings described above may be amended or modified from time to time in accordance with the Continuing Disclosure Certificates of the Agency, the County and the City.

The Agency, the City and the County each agrees that its undertaking pursuant to the Rule described in this section is intended to be for the benefit of the holders and beneficial owners of the Series 2026 Bonds and shall be enforceable by such holders and beneficial owners; provided that the right to enforce the provisions of this undertaking shall be limited to a right to seek mandamus or specific performance to cause the Agency, the City or the County to comply with its obligations. Any failure by the Agency, the City or the County to comply with the provisions of the undertaking shall not be an event of default with respect to the Series 2026 Bonds under the Bond Resolution.

With respect to the Series 2026 Bonds, no party other than the Agency is obligated to provide, nor is expected to provide, any continuing disclosure information with respect to the Rule. The Agency fully anticipates satisfying all obligations in connection therewith. The Agency anticipates using Digital Assurance Certification LLC as its initial dissemination agent in connection with the foregoing.

ANNUAL COMPREHENSIVE FINANCIAL REPORTS

The Annual Comprehensive Financial Report of the Agency for the Fiscal Year ended September 30, 2025, included in APPENDIX B has been prepared by the Agency, and included therein are the Agency's financial statements as audited by Forvis Mazars, LLP (the "Auditor"), certified public accountants, as set forth in their report dated _____, 2026. The Auditor has not participated in the preparation or review of this Official Statement. Such financial statements have been included as a matter of public record.

Copies of the City's and the County's respective Annual Comprehensive Financial Report are available from the Agency upon request. The City's report may also be obtained at the City's website located at <http://www.talgov.com>. The County's report may also be obtained at the County's Clerk of Court website located at <http://www.clerk.leon.fl.us>. The information contained in the respective Annual Comprehensive Financial Report of the Agency, the City and the County speaks only as of their respective dates, and neither the Agency, the City nor the County assumes any duty to update any information contained therein. The physical appearance of the printed versions of the respective Annual Comprehensive Financial Reports of the City and the County may differ from the electronic version of each such document. In order to ensure accuracy, users should obtain a copy of and refer to the printed version of such reports. The Agency makes no representation as to the accuracy or adequacy of information contained in the County's or City's Annual Comprehensive Financial Reports or that there has not been any material adverse change in such information subsequent to the date of such information.

ACCURACY AND COMPLETENESS OF OFFICIAL STATEMENT

The references, excerpts, and summaries of all documents, statutes, and information concerning the Agency and certain reports and statistical data referred to herein do not purport to be complete, comprehensive and definitive and each such summary and reference is qualified in its entirety by reference to each such document for full and complete statements of all matters of fact relating to the Series 2026 Bonds, the security for the payment of the Series 2026 Bonds and the rights and obligations of the owners thereof and to each such statute, report or instrument. The Agency, the City and the County have furnished all information in this Official Statement pertaining to the Agency, the City and the County, respectively.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the owners of the Series 2026 Bonds.

The appendices attached hereto are integral parts of this Official Statement and must be read in their entirety together with all foregoing statements.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Pursuant to Section 517.051, Florida Statutes, the Agency is required to provide full and fair disclosure by the Agency as to bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time since December 31, 1975, as provided by rule of the Department of Financial Services (the "Department"). Pursuant to Rule 69W-400.003, Florida Administrative Code, the Department has required that such disclosure include information concerning the dates, amounts and types of defaults, any legal proceedings resulting from such, whether a trustee or receiver has been appointed over the assets of the Agency and certain additional defaults and financial information, unless the Agency believes in good faith that such information would not be considered material by a reasonable investor. The Agency is not and has not since December 31, 1975 been in default as to principal or interest on their respective bonds or other debt obligations.

AUTHORIZATION OF AND CERTIFICATION CONCERNING OFFICIAL STATEMENT

This Official Statement has been authorized by the Agency. Concurrent with the delivery of the Series 2026 Bonds, the undersigned will furnish their certificate to the effect that, to the best of their knowledge, this Official Statement did not as of its date, and does not as of the date of delivery of the Series 2026 Bonds, contain any untrue statement of a material fact or omit to state a material fact which should be included herein for the purposes for which this Official Statement is to be used, or which is necessary in order to make the statements contained herein, in the light of the circumstances in which they were made, not misleading.

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MISCELLANEOUS

The information contained above is neither guaranteed as to accuracy or completeness nor to be construed as a representation by the Underwriter. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the Agency from the date hereof.

This Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Agency and the purchasers or the holders of any of the Series 2026 Bonds.

The execution and delivery of this Official Statement has been duly authorized and approved by the Agency.

**LEON COUNTY – CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL
AGENCY**

By: _____
Chairperson

APPENDIX A

GENERAL INFORMATION LEON COUNTY AND CITY OF TALLAHASSEE

History of Tallahassee and Leon County

Leon County, originally part of Escambia County and later a part of Gadsden County, was created by the Territorial Legislature in 1824. Named for Ponce De Leon, Leon County was one of the most populous and prosperous counties in ante-bellum Florida.

Tallahassee, named for the "old fields" that it once encompassed, earned the title early in the 16th century from the Apalachee Indians who inhabited the area. Legend says that the final spelling was chosen by Octavia Walton, daughter of the territorial governor of Florida. Today, Tallahassee exemplifies not only the influence of the Indian, but also that of the Spanish, French and English who occupied the area in succession.

The City of Tallahassee, the county seat and the only incorporated city in Leon County, was established in 1825, following a decision by the legislature to locate the capital of the new Florida Territory midway between the population centers of St. Augustine and Pensacola.

Location

Leon County, nestled among the rolling hills of northwest Florida, is located in the center of the eight-county "Big Bend" area. Geographically, Tallahassee is close to both the Gulf of Mexico, a mere twenty miles to the south, and to Georgia, fourteen miles to the north.

Physiography

Leon County's rolling landscape, typical of regions further north, is unique among the major cities of Florida. Some areas of the county, including the downtown ridge encompassing the Capitol complex, City Hall, and the County Courthouse, exceed elevations of 200 feet. The highest elevation in Leon County is 288 feet, found in the northern part of the county, about 1/4 mile to the southwest of Lake McBride. To the south of the city the hills yield to the flat terrain that is typical throughout the peninsula of Florida. The northern portion of Leon County consists of a thick layer of sand, silt, and clay overlying limestone formations, while most of the southern area is characterized by flat, sandy lowlands.

Natural Resources

The marketable natural resources of Leon County are not numerous, but the few that are present are plentiful. Limestone, a necessary ingredient for the production of concrete, is found throughout the northwestern portion of Florida. Kaolin clay exists in considerable amounts and has proven to be a valuable resource. The abundance of trees and timber is a resource uncommon to many other areas of the state. The beauty of the local trees is exemplified in Maclay Gardens State Park which is the site of several of Florida's champion trees including the flowering Dogwood, the Hawthorn tree, the Horsesugar tree, the Sweetbay Magnolia, and the

Silverbell tree. These trees and others, including the great Live Oak, often extend their branches over the roadway to create a canopied effect, a feature which is held in high esteem by local residents and visitors.

Six roads within Leon County (Old Bainbridge, Meridian, Centerville, Miccosukee, Old St. Augustine, and Sunny Hill) have been officially designated as "canopy roads" and enjoy limits on roadside development, serving to protect the trees.

Leon County possesses excellent wildlife reserves located in the hilly terrain north of Tallahassee and in the Apalachicola National Forest to the south. The hunter can take his pick of quail, turkey, duck, geese, squirrel and whitetail deer. Numerous lakes are available for freshwater fishing including Lake Jackson, Lake Talquin, Lake Iamonia, and Lake Miccosukee.

Climate

Leon County has the mild, moist climate characteristic of the Gulf States, and experiences a subtropical summer similar to the rest of Florida. In contrast to the Florida peninsula, however, the panhandle, of which Tallahassee is a part, experiences four seasons. Prevailing winds average 6.5 miles per hour and are from a southerly direction in the spring and summer, then shift toward a more northerly direction later in the year. Leon County's annual average temperature and rainfall are shown below:

Temperature and Rainfall

Annual Average Temperature	68.1 Degrees
Annual Average Rainfall	63.2 Inches

Government of Tallahassee and Leon County

City of Tallahassee

Since 1919 the City of Tallahassee has operated under a Commission-Manager form of government. In 1996 the citizens of Tallahassee approved the direct election of a "leadership" Mayor, replacing the previous system of annually rotating this position among the Commissioners. The Mayor and four Commissioners are elected at-large for staggered four-year terms. Elections are held the first Tuesday in November. The Mayor is recognized as the official head of government and has a voice and a vote in Commission proceedings, but has no veto power.

The City Manager, City Treasurer-Clerk, City Auditor, City Attorney and City Inspector General are appointed by the City Commission. Collectively, the appointed officials are responsible for all administrative functions of the government, with most of the administrative and operational functions falling under the purview of the City Manager. The remaining administrative functions are the responsibility of the other appointed officials as indicated by their titles.

Leon County

In November 2002, the citizens of Leon County approved a Home Rule Charter providing for local self-governance. The Charter and State Law provide that the Board of County Commissioners consists of seven members, five of whom are elected within districts, with the remaining two elected at-large. Each Commissioner is elected to a four-year term with the position of Chairperson selected annually on a rotating basis.

Elected Officials include the Board of County Commissioners, the Judiciary, the State Attorney, Public Defender and five Constitutional Officers: the Clerk of the Court, the Property Appraiser, the Sheriff, the Supervisor of Elections and the Tax Collector. Constitutional Officers are elected to administer a specific function of County government and are directly accountable to the public for its proper operation. The Board funds all or, in some cases, a portion of the operating budgets of the other elected officials. With the exception of the Supervisor of Elections, the Constitutional Officers maintain separate accounting systems.

Property Taxes

Taxing Authority	Millage Rate	Where Tax Is Applied
City of Tallahassee	4.42	Within City limits only
Leon County		
General Property Tax	8.3144	Anywhere in Leon County
Emergency Medical Services	0.75	Anywhere in Leon County
Leon County School Board	5.366	Anywhere in Leon County
Downtown Improvement Authority	1.00	In the Downtown area only
NW Fla. Water Mgt. District	0.0217	Anywhere in Leon County
Children Services Council	0.3477	Anywhere in Leon County

Note: Millage rates are effective as of October 1, 2025.

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County-Wide Taxable Property Values

Fiscal Year	Real Property Assessed Value	Property Assessed Value	Centrally Assessed Property Value ⁽¹⁾	Property Value
2015	\$21,227,034,435	\$2,025,445,304	\$12,506,806	\$23,264,986,545
2016	21,831,451,151	2,055,492,004	13,275,665	23,900,218,820
2017	22,643,028,768	2,083,646,742	13,132,752	24,739,808,262
2018	23,847,456,451	2,118,373,900	13,726,890	25,979,557,241
2019	25,043,300,012	2,179,503,080	13,241,878	27,236,044,970
2020	26,428,115,557	2,192,149,417	5,312,174	28,625,577,148
2021	27,474,430,534	2,199,052,859	5,535,968	29,679,019,361
2022	29,693,051,146	2,249,146,449	5,757,017	31,947,954,612
2023	38,118,098,458	2,346,951,349	5,838,281	40,470,888,088
2024				
2025				

Note: ⁽¹⁾ Centrally assessed property consists of railroad and telegraph systems which are assessed by the State of Florida.

Source: Leon County Property Appraiser.

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Population

The presence of the State Capital and two major universities helps to shape Leon County's population as relatively young, well educated, and affluent. A median age of [32.0] years ranks Leon County as the youngest county in Florida (Tallahassee, with a median age of [27.0] is Florida's second youngest city), while our education level is the highest in the state. Leon County's median family income of \$[65,074] which ranks [24th] highest of the 67 Florida counties and is [14]% greater than the state median. The 2023 Census shows a racially diverse community, with minorities accounting for 39.2% of the County population.

Population Growth, Past and Future

Year	City	Unincorporated	Leon County
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,107	148,652
1990	124,773	67,720	192,493
2000	150,624	88,858	239,482
2010	181,736	94,111	275,847
2020	196,169	96,029	292,198
2025	208,500	98,000	306,000
2030 projected	217,800	99,400	317,200
2035 projected	225,400	100,700	326,100
2040 projected	231,100	101,600	332,700
2045 projected	236,000	102,300	338,300
2050 projected	240,300	103,000	343,300

Source: Tallahassee-Leon County Planning Department, Population Estimates for Tallahassee and Leon County.

Education

Leon County residents have historically attained a very high level of education. According to the 2022 American Community Survey, 93.3% of area residents aged 25 or older had attained at least a high school degree, while 49.0% had completed at least four years of college, making Leon County the most highly educated county in Florida. This high level of education can be attributed to the employment requirements for the State of Florida as well as to the presence of three institutions of higher learning: Florida State University, Florida A&M University, and Tallahassee Community College.

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Enrollment Figures for Institutions of Higher Education

Students Enrolled in

Tallahassee Area Universities and the Community College

Year	Florida State University	Florida A&M University	Tallahassee Community College	Total
2016	41,867	9,614	12,500	63,981
2017	41,900	9,909	12,400	64,209
2018	41,717	10,021	12,174	63,912
2019	42,876	9,626	12,134	64,636
2020	43,953	9,184	11,250	64,387
2021	45,493	8,994	12,016	66,503
2022	44,597	9,228	12,000	66,825
2023	43,701	9,215	12,500	65,416
2024	44,308	9,313	13,873	67,494
2025				

Source: Florida Department of Education and State of Florida Student Database Reports, Office of Institutional Research; Budget & Analysis Department, The Florida State University, Tallahassee Community College, Office of Institutional Research and Planning. All figures are for Fall semesters.

Employment

Government employment, particularly State employment, has historically been a source of stability for the local economy, providing citizens with an economic environment which historically has been insulated from national economic trends. Representing 35% of all non-agricultural employment in Leon County, government employment has helped to keep unemployment rates substantially below the State of Florida and the United States average as shown in the table below. Recognizing the need to diversify the area's economy, however, the local government and the Chamber of Commerce are intensifying efforts to attract additional employers to the area and to assist the expansion of existing local businesses.

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**Leon County
Average Annual Unemployment Rate**

Year	Leon County	Florida	United States
2015	5.1%	5.5%	5.2%
2016	4.6	4.9	4.9
2017	4.0	4.3	4.4
2018	3.5	3.6	3.9
2019	3.2	3.2	3.7
2020	6.2	8.2	8.1
2021	4.3	4.7	5.4
2022	3.0	2.9	3.7
2023	3.0	2.8	3.6
2024	3.2	3.4	4.0
2025			

Source: Department of Economic Opportunity, Labor Market Statistics, Local Area Unemployment Statistics, U.S. Department of Labor, Bureau of Labor Statistics.

The ten largest employers in Leon County are shown in the following table:

**Leon County
Major Employers**

	Employer	Approximate Employment
1	State of Florida (non-university)	
2	Florida State University	
3	Tallahassee Memorial Healthcare, Inc.	
4	Leon County School Board	
5	City of Tallahassee	
6	Walmart	
7	Publix	
8	Florida A & M University	
9	Amazon	
10	Leon County	

Sources: Tallahassee Chamber of Commerce; Tallahassee Leon County Economic Development Council; Florida State University, Office of Institutional Research, Fact Sheet; FL DOE, EIAS Publications; State of Florida, Department of Management, People First Data Warehouse.

The table below depicts the employment distribution within Leon County.

**Leon County
Employment Distribution**

	<u>2025</u>	<u>Percent</u>
State Government		
Trade, Transportation and Utilities		
Professional and Business Services		
Private Education and Health Services		
Leisure and Hospitality		
Local Government		
Mining, Logging and Construction		
Other Services		
Financial Activities		
Manufacturing		
Information		
Federal Government		
 TOTAL		

Note: The above figures are for non-agricultural employment and do not include self-employed, unpaid family or domestic personnel.

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW – Quarterly Census of Employment and Wages (ES-202).

Import/Export of Jobs

Leon County is a net importer of workers from surrounding counties. According to the 2022 Census, 62% of workers living in Wakulla County (to the south) worked in Leon County. In Jefferson County (to the east) the figure was 48%, while 47% of workers living in Gadsden County (to the west) worked in Leon County. Conversely, of all Leon County residents with a job in 2022, only 5% of them worked outside of Leon County (the second lowest percentage in Florida).

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Income Characteristics

Due to the nature of government and university employment, which call for a high percentage of professional and white collar employees, Leon County enjoys relatively high income levels, especially when compared to surrounding counties.

Median Family Incomes of Surrounding Counties, Florida and the U.S.

County	2023
Calhoun	\$46,901
Franklin	62,734
Gadsden	46,047
Jefferson	59,967
Leon	65,100
Liberty	53,824
Madison	48,176
Taylor	44,985
Wakulla	74,183
Brooks, Ga.	47,656
Decatur, Ga.	50,485
Grady, Ga.	54,312
Thomas, Ga.	60,140
FLORIDA	73,300
UNITED STATES	83,730

Source: U.S. Census Bureau. American Community Survey 2023.

Cost of Living

In a year 2022 comparison of the 67 Florida counties, Leon ranked 31st least expensive in terms of costs of goods and services in five categories (food, apparel, housing, transportation, and health, recreation, and personal services), with a Price Level Index of 95.83. This means that an amount of goods and services that costs \$100.00 in the State of Florida would cost \$95.83 in Leon County.

Source: 2022 Florida Price Level Index, University of Florida, Bureau of Economic and Business Research.

Economic Opportunities

In an effort to help diversify the employment base of Leon County, the Office of Economic Vitality, formed in 2016, has worked to create a stronger economy for Tallahassee-Leon County. From manufacturing and health care to information technology and applied sciences, companies across a broad variety of industries have chosen Tallahassee as their place of business.

Construction

The construction industry is another important part of Tallahassee's economy. As reflected on the tables below, Tallahassee in recent years has, like much of the Country, experienced a decrease in residential and commercial construction projects.

Construction in the County has benefited by the fact that Tallahassee serves as the State capital and is home to two major universities.

Highlights of larger current and proposed commercial development include:

Major Ongoing and Proposed Commercial Developments for Tallahassee & Leon County

<u>Development</u>	<u>Square Footage</u>

[To Come]

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Leon County
Commercial Building Permits
(values listed in millions of dollars)
(2016-2025)

Year	Number of Permits	Value of Permits (\$ millions)	Permit Value in 2023 Dollars (\$ millions)
2016	55	\$68.5	\$77.3
2017	88	\$100.0	\$110.5
2018	67	\$254.8	\$274.8
2019	55	\$198.7	\$210.5
2020	58	\$62.4	\$65.3
2021	70	\$237.2	\$237.2
2022	180	\$270.0	\$270.0
2023	88	\$108.8	\$108.8
2024	85	\$347.8	\$347.8
2025			

Sources: Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department. Prepared by Tallahassee-Leon County Planning Department.

Residential Development

Single-family residential building permits were [up][down] __% in 2025, following a __% [increase][decrease] in 2024. Permits for multi-family residential building permits were [up][down] __% in 2025 following an __% [increase][decrease] in 2024. Year-over-year new multi-family construction can be volatile given the number of units included in each development.

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**Leon County
Residential Building Permits**

Year	Detached Single Family	Attached Single Family	Multi- Family	Constructed Units Permitted	Mobile Homes	Total Housing Units Permitted
2016	526	30	1,217	1,773	73	1,846
2017	630	104	1,394	2,128	62	2,190
2018	530	72	835	1,437	62	1,499
2019	571	101	253	925	85	1,010
2020	637	44	662	1,343	87	1,430
2021	803	25	715	1,543	93	1,636
2022	289	29	787	1,105	80	1,185
2023	565	127	1,709	822	79	2,480
2024	407	110	1,021	1,538	92	1,630
2025						

Sources: Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department. Prepared by Tallahassee-Leon County Planning Department.

APPENDIX B

ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE AGENCY FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025

APPENDIX C
COPY OF BOND RESOLUTION

APPENDIX D
FORM OF BOND COUNSEL OPINION

APPENDIX E
COPY OF INTERLOCAL AGREEMENT

EXHIBIT "C"

FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the "Issuer") in connection with the issuance of \$_____ aggregate principal amount of its Sales Tax Revenue Bonds, Series 2026 (the "Bonds"). The Bonds are being issued pursuant to Resolution No. 2020-06, adopted by the Issuer on December 10, 2020, as supplemented by Resolution No. 2026-01, adopted on March 12, 2026 (collectively, the "Resolution"), as amended and supplemented from time to time.

The Issuer covenants and agrees as follows:

SECTION 1. PURPOSE OF THE DISCLOSURE CERTIFICATE. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the continuing disclosure requirements of the Rule (as defined below).

SECTION 2. DEFINITIONS. In addition to the definitions set forth in the Resolution which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination and Disclosure Agent" shall mean Digital Assurance Certificate, LLC or other qualified entity or person appointed by the Issuer for purposes of complying with the provisions of Rule 15c2-12 of the Securities and Exchange Commission and the covenants of this Disclosure Certificate.

"Listed Events" shall mean any of the events listed in Section 5 of this Disclosure Certificate.

"MSIR" shall mean the MSRB and such other municipal securities information repository as may be designated by law or applicable legislation, from time to time.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"Obligated Person" shall mean any person, including the Issuer, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement

to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

"Official Statement" shall mean, collectively, the Issuer's Official Statement for the Bonds, dated _____, 2026.

"Participating Underwriter" shall mean the original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean the continuing disclosure requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same maybe amended from time to time.

SECTION 3. PROVISIONS OF ANNUAL REPORTS.

(a) The Issuer or its Dissemination and Disclosure Agent shall, not later than May 31st of each year, commencing May 31, 202[6], provide or cause to be provided for the benefit of the Beneficial Owners of the Bonds to the MSRB in an electronic format prescribed by the MSRB and to any other MSIR an Annual Report, which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date and unaudited financial statements are submitted. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5.

(b) If the Issuer is unable to cause an Annual Report to be provided to each MSIR, in the appropriate format by law or applicable regulation, by the date required in subsection (a), the Issuer shall cause a notice in substantially the form attached as Exhibit A to be posted with the MSRB.

SECTION 4. CONTENT OF ANNUAL REPORTS. The Issuer's Annual Report shall contain or include by reference the following:

(a) The audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) An update of the tabular financial information included in the Official Statement as referenced in Exhibit B attached hereto and made a part of this Disclosure Certificate.

The information provided under Section 4(b) may be included by specific reference to other documents, including the official statements of debt issues of the Issuer which have been submitted to the MSRB and each other MSIR. If the document included by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The Issuer shall clearly identify each such other document so included by reference.

The information in Sections 4(a) and 4(b) will be made available, in addition to each MSIR, to each Beneficial Owner of the Bonds who requests such information in writing.

SECTION 5. REPORTING OF SIGNIFICANT EVENTS. Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, to each MSIR in the appropriate format required by law or applicable regulation, in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events, with respect to the Bonds:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit facility providers, or their failure to perform;
- (vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) modifications to rights of holders of the Bonds, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of any property securing repayment of the Bonds, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership or similar events of the Issuer or an Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the

Issuer or Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or Obligated Person).

- (xiii) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (xiv) the appointment of a successor or additional paying agent or the change of name of the paying agent, if material;
- (xv) incurrence of a financial obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Obligated Person, any of which affect holders of the Bonds, if material (for purposes of the foregoing and paragraph (xvi) below, "financial obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of (a) or (b));
- (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties; and
- (xv) in a timely manner, notice of failure to provide annual financial information before the date(s) specified in Section 3 hereof.

SECTION 6. TERMINATION OF REPORTING OBLIGATION; ADDITIONAL MATTERS. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event under Section 5.

(a) The Issuer reserves the right to terminate its obligations to provide the Annual Report and notices of the occurrence of the events specified in Section 5 above if and when the Issuer no longer remains an "obligated person" with respect to the Bonds within the meaning of the Rule.

(b) The Issuer agrees that its undertaking pursuant to the Rule set forth in this Disclosure Certificate is intended to be for the benefit of the Beneficial Owners and shall be enforceable by the Beneficial Owners if the Issuer fails to cure a breach within a reasonable time after receipt of written notice from a Beneficial Owner that a breach exists; provided, however, that any Beneficial Owner's right to enforce the provisions of this undertaking shall be on behalf of all Beneficial Owners and shall be limited to a right to obtain specific performance of the Issuer's obligation under this Disclosure Certificate in a federal or state court located within Leon County, and any failure by the Issuer to comply with the provisions of this undertaking shall not be a default with respect to the Bonds.

(c) Notwithstanding the foregoing, each MSIR to which information shall be provided shall include each MSIR approved by the Securities and Exchange Commission prior to the issuance of the Bonds. In the event that the Securities and Exchange Commission approves any additional MSIRs after the date of issuance of the Bonds, the Issuer shall, if the Issuer is notified of such additional MSIRs, provide such information to the additional MSIRs. Failure to provide information to any new MSIR whose status as a MSIR is unknown to the Issuer shall not constitute a breach of this covenant.

(d) The requirements of Section 4 above do not necessitate the preparation of any separate annual report addressing only the Bonds. The requirements of Section 4 may be met by the filing of an annual information statement or the Issuer's Annual Comprehensive Financial Report, provided such report includes all of the required Annual Information and is available by May 31 of each year for the preceding year.

(e) The Issuer reserves the right to modify from time to time the specific types of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer, provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule and Section 7 hereof.

SECTION 7. AMENDMENT; WAIVER. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3, 4, or 5, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer, or the type of business conducted; and

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of disclosure counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into

account any amendments or interpretations of the Rule, as well as any change in circumstances, and does not materially impair the interests of the Beneficial Owners, as determined by disclosure counsel or other independent counsel knowledgeable in the area of federal securities laws and regulations.

This Disclosure Certificate may also be amended if all or any part of the Rule, as interpreted by the staff of the Securities and Exchange Commission at the date of the Bonds, ceases to be in effect for any reason, and the Issuer elects that the Disclosure Certificate shall be deemed amended accordingly.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5, and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

SECTION 8. ADDITIONAL INFORMATION. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 9. DEFAULT. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, the Beneficial Owners of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate; provided, however, the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with the provisions of this Disclosure Certificate shall be an action to compel performance. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Resolution.

SECTION 10. BENEFICIARIES. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriter and the Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity; provided, however, that nothing contained herein shall prevent the Issuer from furnishing to the rating agencies, or

other interested parties, a copy of each document, instrument and statement received by any MSIR from the Issuer pursuant to this Disclosure Certificate.

[Signature Page to Continuing Disclosure Certificate]

Date: _____, 2026

LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY

By: _____
Chairperson

EXHIBIT A
TO CONTINUING DISCLOSURE CERTIFICATE
NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Leon County-City of Tallahassee Blueprint Intergovernmental Agency

Name of Issue: Sales Tax Revenue Bonds, Series 2026

Date of Issuance: _____, 2026

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above named Bonds as required by Sections 3 and 4 of the Continuing Disclosure Certificate dated _____, 2026. The Issuer anticipates that the Annual Report will be filed by _____.

Dated: _____

LEON COUNTY-CITY OF TALLAHASSEE
BLUEPRINT INTERGOVERNMENTAL AGENCY

By: _____
Name: _____
Title: _____

EXHIBIT B
TO CONTINUING DISCLOSURE CERTIFICATE

- Collection of Infrastructure Sales Tax
- Estimated Debt Service Coverage

Blueprint Intergovernmental Agency Board of Directors Agenda Item #4

March 12, 2026

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of two resolutions (Attachments #1 and #2) to authorize eminent domain proceedings to acquire private property necessary for the construction of the Airport Gateway Project (Project), specifically the proposed bridge improvements on Springhill Road over Munson Slough.

FISCAL IMPACT

Funds for acquisition are allocated in the Regional Mobility & Gateways project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2026-02 and 2026-03.

SUPPLEMENTAL INFORMATION:

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act), specifically as set forth in Section 163.01(7)(f), Florida Statutes; Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), Article VIII, Sections 1 and 3, as well as Article X, Section 6 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

Consistent with this authority, Blueprint seeks IA Board approval of two resolutions declaring public purpose and necessity to acquire property interests needed for construction of the Project. Efforts to obtain voluntary settlements with the affected property owner have been ongoing; however, a mutually acceptable agreement could not be achieved, and therefore the exercise of eminent domain is being pursued.

PROJECT OVERVIEW

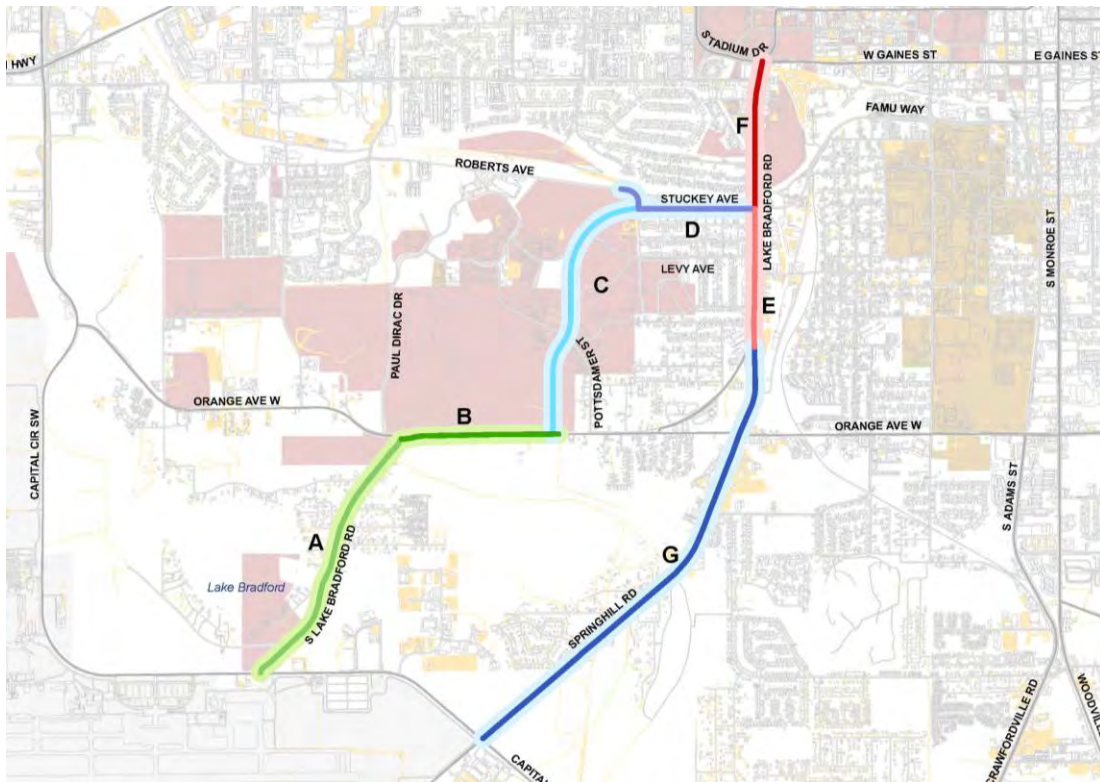
The Airport Gateway, as shown in Figure 1 and approved by the IA Board on March 1, 2018, is a road project in Southwest Tallahassee-Leon County that will serve as a multimodal connector between Downtown Tallahassee and the Tallahassee International Airport.

Consistent with IA Board direction, development of the project has been guided by the project goals including:

- **Neighborhood Integrity:** Protecting neighborhoods by redirecting traffic away from residential areas, specifically targeting an 80% traffic reduction on Levy Avenue (Providence Neighborhood) and 40% on Pottsdamer Street (Callen Neighborhood).
- **Economic Catalyst:** Supporting growth of the high-tech sector by improving access to Innovation Park, Tallahassee International Airport, Florida A&M University (FAMU), and Florida State University (FSU) through expanded investments in support of the Southside Action Plan.
- **Environmental Leadership:** The project is designed to meet all applicable stormwater standards. This includes providing stormwater treatment on previously untreated roadway segments located within the Lake Munson basin. In addition, the project increases resiliency by ensuring the roadway segments are traversable in the 100-year storm. Lastly, the project will include the remediation of various known historically contaminated sites along various segments.

Once completed, the Project will provide over seven miles of improved roadways and over 12 miles of multimodal facilities. Figure 1 shows the segments included as part of the Project.

Figure 1: Project Overview Map



SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Airport Gateway Project:

March 1, 2018: IA Board unanimously approved the substantial amendment to the scope adding Segments A, B, C and D.

June 27, 2019: IA Board authorized planning for the Project and design for Phase 1 (Segments C, D, and G).

February 29, 2024: IA Board received a comprehensive project status update.

May 26, 2024: IA Board authorized Blueprint to advertise and award construction services for Phase 1 of the Project in accordance with Blueprint Procurement Policy. Phase 1 is currently under construction.

May 8, 2025: IA Board authorized Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for design of Phase 2 (Segments A, E, and F).

ACQUISITION STATUS

The attached Resolutions authorize the acquisition of two parcels from one private property owner for the construction of the Airport Gateway Project. Both parcels are vacant residential land and as such none of the acquisitions will require any relocations. These two parcels are located within the IA Board's approved alignment for Segment G (Springhill Road) and are required to accommodate reconstruction of the Munson Slough Bridge consistent with applicable safety and design standards, environmental regulations, and costs.

Springhill Road is a County-maintained corridor that includes a bridge over Munson Slough, just south of Orange Avenue. The existing bridge was built in 1949. The replacement of the bridge will accommodate Blueprint's planned Airport Gateway improvements including the opportunity to expand the corridor to 4-lanes, improving the resilience of this roadway corridor by elevating segments above the FEMA 100-year floodplain and incorporating stormwater treatment infrastructure. With reimbursement from Blueprint, the County is partnering with the Florida Department of Transportation to support its design and construction. FDOT is funding 75% of the cost of the two-lane replacement and Blueprint is funding the remaining 25% plus the cost of the additional two lanes. This bridge replacement is scheduled for letting by FDOT in February 2027, and securing the right of way is critical to meeting the FDOT schedule.

Both parcels are in the southwest corner of the proposed improved bridge over Munson Slough. Parcel 122, consisting of 29.29 acres, is a fee simple interest needed to construct the roadway improvements and a stormwater facility. Parcel 121, 0.72 acres, also a fee simple interest, will be used for stormwater conveyance and to construct roadway improvements for the Project. See attachment #3 for a location map of the parcels.

Pursuant to Blueprint's Real Estate Policy, any parcel considered for acquisition through the condemnation process must be supported by an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Blueprint obtained both an appraisal and a review appraisal for each of the two parcels.

Formal offers were made in August 2025 for both parcels. Following those formal offers, Blueprint's right of way team made multiple documented attempts to negotiate a settlement with the private property owner, who is represented by counsel. To date, a settlement has not been reached.

To avoid project delays, staff recommends proceeding with acquisition of the parcels through the eminent domain process. Blueprint, however, remains open to negotiating a settlement with the property owner through its counsel during the course of these proceedings.

OPTIONS:

Option 1: Approve Resolutions Nos. 2026-02 and 2026-03.

Option 2: Do not approve Resolutions Nos. 2026-02 and 2026-03.

RECOMMENDED ACTION:

Option 1: Approve Resolutions Nos. 2026-02 and 2026-03.

Attachments:

1. Resolution No. 2026-02 for Acquisition of Property by Eminent Domain – Parcel 121, which includes an Exhibit “A” describing Parcel 121
2. Resolution No. 2026-03 for Acquisition of Property by Eminent Domain – Parcel 122, which includes an Exhibit “A” describing Parcel 122
3. Map of Parcels 121 and 122

**RESOLUTION NO. 2026-02
(Parcel 121)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE AIRPORT GATEWAY PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE AIRPORT GATEWAY PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in

Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Airport Gateway Project will provide over seven miles of improved roadway and over twelve miles of multimodal facilities to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and the Tallahassee International Airport and to achieve long-standing community goals, including; supporting growth of the high-tech sector by improving access to Innovation Park, including the National High Magnetic Field Laboratory; providing multiple enhanced gateway to downtown Tallahassee, Innovation Park, Florida A&M University (FAMU), and Florida State University (FSU) from the Airport; protecting neighborhoods by redirecting traffic away from residential areas; expanding investment in Southwest Tallahassee-Leon County; and, providing new and enhanced roadways, sidewalks, and trails; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and Tallahassee International Airport through construction of the Airport Gateway Project and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 121** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 121**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 121)

LEGAL DESCRIPTION:

A tract of land lying within the properties as described in Official Record Book 5118 Page 371 of the Public Records of Leon County, Florida, being more particularly described by recent survey as follows: Commence at a found concrete monument Leon County marking the Northwest corner of Section 14 (also the marking the Northwest corner of Section 14 (also the Northeast corner of Section 15) Township 1 South, Range 1 West Leon County, Florida, thence run North 89 degrees Township 1 South, Range 1 West Leon County, Florida, thence run North 89 degrees 22 minutes 15 seconds East along the North boundary of said Section 14 a distance of 482.67 feet to a found concrete monument (damaged) marking the Northeast corner of said property, thence run South 36 degrees 24 minutes 58 seconds East along the East boundary of said property a distance of 621.94 feet to a found iron rod and cap LB#5509 lying on the West Right of Way boundary of Springhill Road (State Road 0 No. 373), thence run South lying on the West Right of Way boundary of Springhill Road (State Road 0 No. 373), thence run South thence run South 48 degrees 58 minutes 43 seconds West along said Right of Way boundary a distance of 310.37 feet to a found ½ inch iron pipe for the POINT OF BEGINNING From said POINT OF BEGINNING continue South 48 degrees 58 minutes 43 seconds West along said Right of Way boundary a distance of 282.67 feet to a set iron rod and cap City of Tallahassee property corner, thence leaving said Right of Way boundary thence run North 1 degree 14 minutes 55 seconds East along the West boundary of property described in said Official Record Book 5118 Page 371 a distance of 246.21 feet to a found iron rod and cap LB#6546 marking the Northwest corner of said property, thence run South 87 degrees 58 minutes 39 seconds East along the North boundary of said property a distance of 209.16 feet to a set iron rod and cap City of Tallahassee property corner marking the Northeast corner of said property, thence run South 1 degree 13 minutes 07 seconds West along the East boundary of said property a distance of 53.26 feet to the POINT of BEGINNING; containing 0.72 acres, more or less.

**RESOLUTION NO. 2026-03
(Parcel 122)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE AIRPORT GATEWAY PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE AIRPORT GATEWAY PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in

Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Airport Gateway Project will provide over seven miles of improved roadway and over twelve miles of multimodal facilities to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and the Tallahassee International Airport and to achieve long-standing community goals, including; supporting growth of the high-tech sector by improving access to Innovation Park, including the National High Magnetic Field Laboratory; providing multiple enhanced gateway to downtown Tallahassee, Innovation Park, Florida A&M University (FAMU), and Florida State University (FSU) from the Airport; protecting neighborhoods by redirecting traffic away from residential areas; expanding investment in Southwest Tallahassee-Leon County; and, providing new and enhanced roadways, sidewalks, and trails; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and Tallahassee International Airport through construction of the Airport Gateway Project and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 122** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 122**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

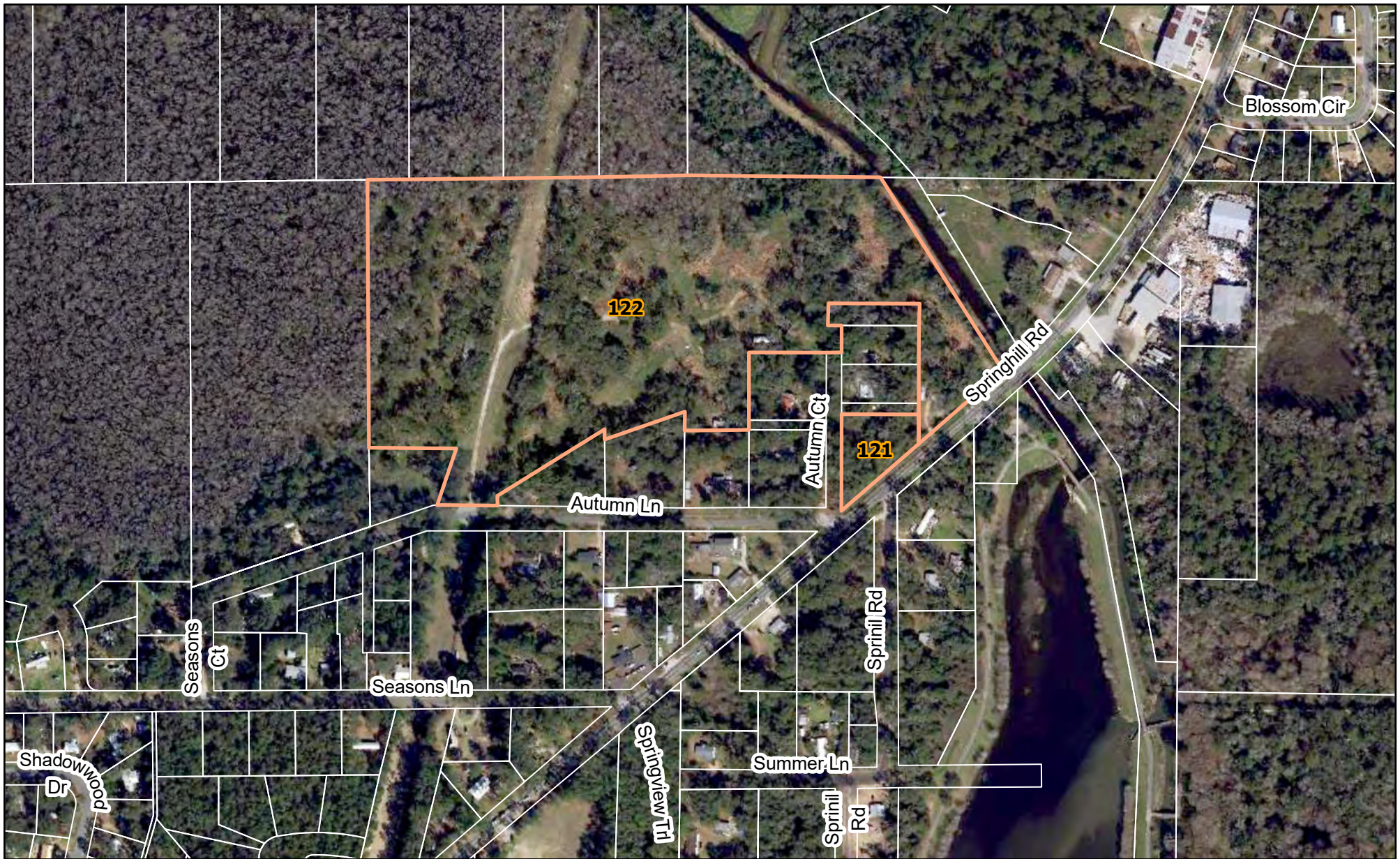
By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 122)

LEGAL DESCRIPTION:

A tract of land lying within the properties as described in Official Record Book 4702 Page 1275 of the Public Records of Leon County, Florida, being more particularly described by recent survey as follows: BEGIN at a found concrete monument Leon County marking the Northwest corner of Section 14 (also the Northeast corner of Section 15) Township 1 South, Range 1 West Leon County, Florida, thence run North 89 degrees 22 minutes 15 seconds East along the North boundary of said Section 14 a distance of 482.67 feet to a found concrete monument (damaged) marking the Northeast corner of said property, thence run South 36 degrees 24 minutes 58 seconds East along the East boundary of said property a distance of 621.94 feet to a found iron rod and cap LB#5509, lying on the West Right of Way boundary of Springhill Road (State Road 0 No. 373), thence run South 48 degrees 58 minutes 43 seconds West along said Right of Way boundary a distance of 310.37 feet to a found ½ inch iron pipe, thence leaving said Right of Way boundary thence run North 1 degree 13 minutes 07 seconds East a distance of 83.33 feet to a found iron rod and cap LB#6546 marking the Southeast corner of property described in Official Record Book 5451 Page 1919 of the Public Records of Leon County, Florida, thence run North 2 degrees 02 minutes 19 seconds East along the East boundary of said property a distance of 104.35 feet to a found concrete monument marking the Northeast corner of said property and the Southeast corner of property described in Official Record Book 5162 Page 2158 of the Public Records of Leon County, Florida, thence run North 1 degrees 55 minutes 59 seconds East along the East boundary of said property a distance of 103.82 feet to a found concrete monument (damaged) marking the Northeast corner of said property, thence run North 1 degrees 55 minutes 59 seconds East 58.95 feet to a set iron rod and cap City of Tallahassee property corner, thence run North 87 degrees 41 minutes 20 seconds West 246.30 feet to a set iron rod and cap City of Tallahassee property corner, thence run South 1 degrees 56 minutes 15 seconds West 59.95 feet to a set iron rod and cap City of Tallahassee property corner, thence run South 87 degrees 55 minutes 18 seconds East 37.90 feet to a found concrete monument (damaged) marking the Northwest corner of property described in said Official Record Book 5162 Page 2158, thence run South 2 degrees 20 minutes 23 seconds West along the West boundary of said property a distance of 58.62 feet to a found concrete monument marking the Northeast corner of property described in Official Record Book 4785 Page 1178 of the Public Records of Leon County, Florida, thence run North 89 degrees 20 minutes 57 seconds West along the North boundary of said property a distance of 255.65 feet to a found axle marking the Northwest corner of said property, thence run South 0 degrees 34 minutes 45 seconds West along the West boundary of said property a distance of 209.01 feet to a found axle marking the Northeast corner of property described in Official Record Book 886 Page 1414 of the Public Records of Leon County, Florida, thence run North 89 degrees 27 minutes 54 seconds West along the North boundary of said property a distance of 165.99 feet to a found concrete monument #1254, thence run North 0 degrees 39 minutes 45 seconds East 55.87 feet to a found iron rod and cap LS#4016 marking the Northeast corner of property described in Official Record Book 3300 Page 288 of the Public Records of Leon County, Florida, thence run South 68 degrees 58 minutes 34 seconds West along the North boundary of said property a distance of 224.21 feet to found iron

rod and cap LS#4016, thence run North 0 degrees 48 minutes 55 seconds West a distance of 25.43 feet to a set iron rod and cap City of Tallahassee property corner marking the Northeast corner of property described in Official Record Book 942 Page 1706 of the Public Records of Leon County, Florida, thence run South 58 degrees 20 minutes 03 seconds West along the North boundary of said property a distance of 336.30 feet to a found rebar marking the Northwest corner of said property, thence run South 12 degrees 35 minutes 00 seconds West 27.73 feet to a found rebar marking the Southwest corner of said property also lying on the North Right of Way boundary of Autumn Lane (Public Road as recorded in Deed Book 203 Page 95 of the Public Records of Leon County, Florida) thence run North 89 degrees 19 minutes 01 seconds West along said Right of Way boundary a distance of 160.22 feet to a set iron rod and cap City of Tallahassee property corner marking the Southeast corner of property described in Official Record Book 1078 Page 1687 of the Public Records of Leon County, Florida, thence leaving said North Right of Way boundary, thence run North 14 degrees 39 minutes 58 seconds East along the East boundary of said property a distance of 200.02 feet to a found iron pipe $\frac{3}{4}$ " (damaged) marking the Northeast corner of said property, thence run North 89 degrees 16 minutes 13 seconds West along the North boundary of said property a distance of 235.03 feet to a found crimped iron pipe $\frac{3}{4}$ " marking the Northwest corner of said property, thence leaving said property, thence continue North 89 degrees 16 minutes 13 seconds West 493.27 feet to a set iron rod and cap City of Tallahassee property corner lying on the West boundary of the Northeast Quarter of the Northeast Quarter said Section 15 also lying on the West boundary of property as described in the aforesaid Official Record Book 4702 Page 1275, thence run North 00 degrees 10 minutes 26 seconds West along said West boundary and the West boundary of the Northeast Quarter of the Northeast Quarter of said Section 15 a distance of 647.53 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15, thence run North 89 degrees 25 minutes 05 seconds East along the North boundary of said Section 15 a distance of 1348.85 feet to the POINT of BEGINNING; containing 29.29 acres, more or less. Said property being subject to a City of Tallahassee Power Line Easement as recorded in Deed Book 250 Page 347 of the Public Records of Leon County, Florida.

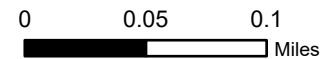


Legend

- Proposed Acquisition Area
- Parcels

Location Map Airport Gateway Parcels
For Illustration Purposes Only

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #5

March 12, 2026

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Magnolia Drive Trail Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of three resolutions (Attachments #1 through #3) to authorize eminent domain proceedings to acquire private property necessary for the construction of the Magnolia Drive Trail Project (Project).

FISCAL IMPACT

Funds for acquisition are allocated in the Magnolia Drive Trail project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2026-04; 2026-05; and 2026-06.

SUPPLEMENTAL INFORMATION:

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act), specifically as set forth in Section 163.01(7)(f), Florida Statutes; Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), Article VIII, Sections 1 and 3, as well as Article X, Section 6 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

Consistent with this authority, Blueprint seeks IA Board approval of three resolutions declaring public purpose and necessity to acquire three separate property interests needed for construction of the Project. Efforts to obtain voluntary settlements with affected property owners have been ongoing; however, mutually acceptable agreements could not be achieved, and therefore the exercise of eminent domain is being pursued.

PROJECT OVERVIEW

The Magnolia Drive Multi-Use Trail project provides a multimodal transportation connection along the South Magnolia Corridor from South Adams Street to Apalachee Parkway. The Project was added to the Blueprint 2000 program through the significant amendment process on April 1, 2015. As shown in Figure 1, the Project, as approved by the IA Board, will provide an approximately 2.2 mile long, 8-ft. wide trail connection with a 4-ft. wide landscaped buffer, along Magnolia Drive from S. Adams Street to Apalachee Parkway. The project would also underground electric utilities from S. Monroe Street to Chowkeebin Nene.

Blueprint has continued to advance the project consistent with previous IA Board direction. To date, the project has been completed from S. Adams Street to Diamond Street. The remaining segment, Diamond Street to Apalachee Parkway is anticipated to be in construction by early 2027. The parcels needed for the final segment are located within the project area, and staff are requesting IA Board approval to proceed with eminent domain, as necessary, to complete the acquisition and allow construction to commence.

Figure 1: Project Overview Map



These improvements will significantly enhance community connectivity by creating new multimodal links along the entire corridor from S. Adams Street to Apalachee Parkway.

SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Magnolia Drive Trail Project:

April 1, 2015: IA Board added to Tier 1 of the Blueprint 2000 Program and funding in the amount of \$7,983,300 was approved for the implementation of the project.

December 5, 2017: At the December 5, 2017, IA Board meeting, the IA Board approved the redesign of Phases I through IV to include an 8 ft. wide trail with a 4 ft. planted buffer between the trail and Magnolia Drive roadway, and a retrofit project for Phase 1 to add a 3 ft. planted buffer.

March 1, 2018: At the March 1, 2018, IA Board Meeting, the IA Board directed staff to include the undergrounding of utilities along the project corridor, at an estimated

cost of \$3 million to Blueprint. To accomplish this, the IA Board allocated an additional \$2,476,700 to the project.

July 9, 2020: At the July 9, 2020, Budget workshop, the IA Board approved an additional project allocation in FY 2021 of \$1,585,344 to continue construction of the project.

ACQUISITION STATUS

The attached Resolutions authorize the acquisition of three parcels from two private property owners for the construction of the Magnolia Drive Trail Project. None of the acquisitions will require property owner relocation. These affected parcels are located within the IA Board approved alignment for the Project and are required to accommodate construction consistent with applicable safety and design standards, environmental impacts, and costs.

Pursuant to Blueprint's Real Estate Policy, each parcel subject to potential acquisition through the condemnation process requires an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Appraisals and review appraisals were obtained by Blueprint for all three parcels.

Formal offers were made in August and November 2024 (Parcels 105 and 705) and October and November 2024 (Parcel 708). Parcel 105 (fee simple acquisition) is approximately 1,479 SF; Parcel 705 (needed for temporary construction easement) is approximately 3,836 SF; and Parcel 708 (needed for temporary construction easement) is approximately 126 SF. Following the formal offers, Blueprint's right of way team has made many documented attempts to negotiate settlements with the remaining private property owners. To date, those efforts have not resulted in settlements. Thus, to avoid unnecessary project delays, it is in the best interest of the public to pursue acquisition of these parcels through the eminent domain process. Blueprint, however, remains open to negotiating a settlement during the course of these proceedings.

OPTIONS:

Option 1: Approve Resolutions Nos. 2026-04; 2026-05; and 2026-06.

Option 2: Do not approve Resolutions Nos. 2026-04; 2026-05; and 2026-06.

RECOMMENDED ACTION:

Option 1: Approve Resolutions Nos. 2026-04; 2026-05; and 2026-06.

Attachments:

1. Resolution No. 2026-04 for Acquisition of Property by Eminent Domain – Parcel 105, which includes an Exhibit “A” describing Parcel 105
2. Resolution No. 2026-05 for Acquisition of Property by Eminent Domain – Parcel 705, which includes an Exhibit “A” describing Parcel 705
3. Resolution No. 2026-06 for Acquisition of Property by Eminent Domain – Parcel 708, which includes an Exhibit “A” describing Parcel 708
4. Map of Parcels 105, 705 and 708

**RESOLUTION NO. 2026-04
(Parcel 105)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE MAGNOLIA DRIVE TRAIL PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE MAGNOLIA DRIVE TRAIL PROJECT IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on February 1, 2003, and on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, and 166, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida.

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Magnolia Drive Trail Project ; and,

WHEREAS, the Magnolia Drive Trail Project was added to the Blueprint 2000 program through its “significant amendment process” on April 1, 2015, and the Project as approved by the Board will enhance multimodal connectivity and improve safety along the South Magnolia Corridor from South Adams Street to Apalachee Parkway and will provide approximately 2.2 miles of 8 foot wide trail connections with a 4 foot wide landscaped buffer between the trail and roadway. Additionally, the Project will include an enclosed stormwater drainage system, and utility improvements from South Monroe Steet to Chowkeebbin Nene.Drive. and,

WHEREAS, the Project is being completed in phases and Phase 1 and 4 of the Project are complete; and Phase 2 will open for public access in January 2026; and Phase 3 design is 90% complete with acquisition of right of way ongoing; and,

WHEREAS, it is in the public interest and for the public benefit to improve and enhance multimodal connectivity; improve safety; and provide for an improved stormwater drainage system and utility improvements along the Magnolia Drive Trail Project; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Magnolia Drive Trail Project in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 105** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a temporary construction easement interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 105**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this _____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 105)

LEGAL DESCRIPTION:

COMMENCE at the Southeast corner of that parcel described in Official Records Book 4921, Page 1241 of the Public Records of Leon County, Florida, said point marking a point of intersection with the Northerly right of way boundary of Azalea Drive with the Westerly right of way boundary of Magnolia Drive, thence run North 00 degrees 50 minutes 45 seconds East along said Westerly right of way boundary a distance of 95.19 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 50 minutes 45 seconds East along said Westerly right of way boundary a distance of 255.89 feet, thence leaving said Westerly right of way boundary run South 89 degrees 50 minutes 45 seconds West a distance of 34.49 feet, thence run South 00 degrees 47 minutes 48 seconds West a distance of 3.26 feet, thence run South 89 degrees 12 minutes 12 seconds East a distance of 28.99 feet, thence run South 00 degrees 47 minutes 48 seconds West a distance of 252.06 feet, thence run South 89 degrees 12 minutes 12 seconds East a distance of 5.27 feet to the POINT OF BEGINNING. Containing 1,479.02 square feet, more or less.

**RESOLUTION NO. 2026-05
(Parcel 705)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE MAGNOLIA DRIVE TRAIL PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE MAGNOLIA DRIVE TRAIL PROJECT IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on February 1, 2003, and on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, and 166, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida.

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Magnolia Drive Trail Project ; and,

WHEREAS, the Magnolia Drive Trail Project was added to the Blueprint 2000 program through its “significant amendment process” on April 1, 2015, and the Project as approved by the Board will enhance multimodal connectivity and improve safety along the South Magnolia Corridor from South Adams Street to Apalachee Parkway and will provide approximately 2.2 miles of 8 foot wide trail connections with a 4 foot wide landscaped buffer between the trail and roadway. Additionally, the Project will include an enclosed stormwater drainage system, and utility improvements from South Monroe Steet to Chowkeebbin Nene.Drive. and,

WHEREAS, the Project is being completed in phases and Phase 1 and 4 of the Project are complete; and Phase 2 will open for public access in January 2026; and Phase 3 design is 90% complete with acquisition of right of way ongoing; and,

WHEREAS, it is in the public interest and for the public benefit to improve and enhance multimodal connectivity; improve safety; and provide for an improved stormwater drainage system and utility improvements along the Magnolia Drive Trail Project; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Magnolia Drive Trail Project in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 705** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a temporary construction easement interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 705**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this _____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 705)

LEGAL DESCRIPTION:

BEGIN at the Southeast corner of that parcel described in Official Records Book 4921, Page 1241 of the Public Records of Leon County, Florida, said point marking a point of intersection with the Northerly right of way boundary of Azalea Drive with the Westerly right of way boundary of Magnolia Drive, thence run North 00 degrees 50 minutes 45 seconds East along said Westerly right of way boundary a distance of 95.19 feet, thence leaving said Westerly right of way boundary run North 89 degrees 12 minutes 12 seconds West a distance of 5.27 feet, thence run North 00 degrees 47 minutes 48 seconds East a distance of 252.06 feet, thence run North 89 degrees 12 minutes 12 seconds West a distance of 28.99 feet, thence run South 00 degrees 47 minutes 48 seconds West a distance of 4.96 feet, thence run South 89 degrees 18 minutes 30 seconds East a distance of 19.66 feet, thence run South 00 degrees 47 minutes 48 seconds West a distance of 342.55 feet to a point lying on said Northerly right of way boundary of Azalea Drive, thence run North 89 degrees 51 minutes 45 seconds East along said Northerly right of way boundary a distance of 14.52 feet to the POINT OF BEGINNING. Containing 3,836.54 square feet, more or less.

**RESOLUTION NO. 2026-06
(Parcel 708)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE MAGNOLIA DRIVE TRAIL PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE MAGNOLIA DRIVE TRAIL PROJECT IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on February 1, 2003, and on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, and 166, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida.

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Magnolia Drive Trail Project ; and,

WHEREAS, the Magnolia Drive Trail Project was added to the Blueprint 2000 program through its “significant amendment process” on April 1, 2015, and the Project as approved by the Board will enhance multimodal connectivity and improve safety along the South Magnolia Corridor from South Adams Street to Apalachee Parkway and will provide approximately 2.2 miles of 8 foot wide trail connections with a 4 foot wide landscaped buffer between the trail and roadway. Additionally, the Project will include an enclosed stormwater drainage system, and utility improvements from South Monroe Steet to Chowkeebbin Nene.Drive. and,

WHEREAS, the Project is being completed in phases and Phase 1 and 4 of the Project are complete; and Phase 2 will open for public access in January 2026; and Phase 3 design is 90% complete with acquisition of right of way ongoing; and,

WHEREAS, it is in the public interest and for the public benefit to improve and enhance multimodal connectivity; improve safety; and provide for an improved stormwater drainage system and utility improvements along the Magnolia Drive Trail Project; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Magnolia Drive Trail Project in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 708** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a temporary construction easement interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 708**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

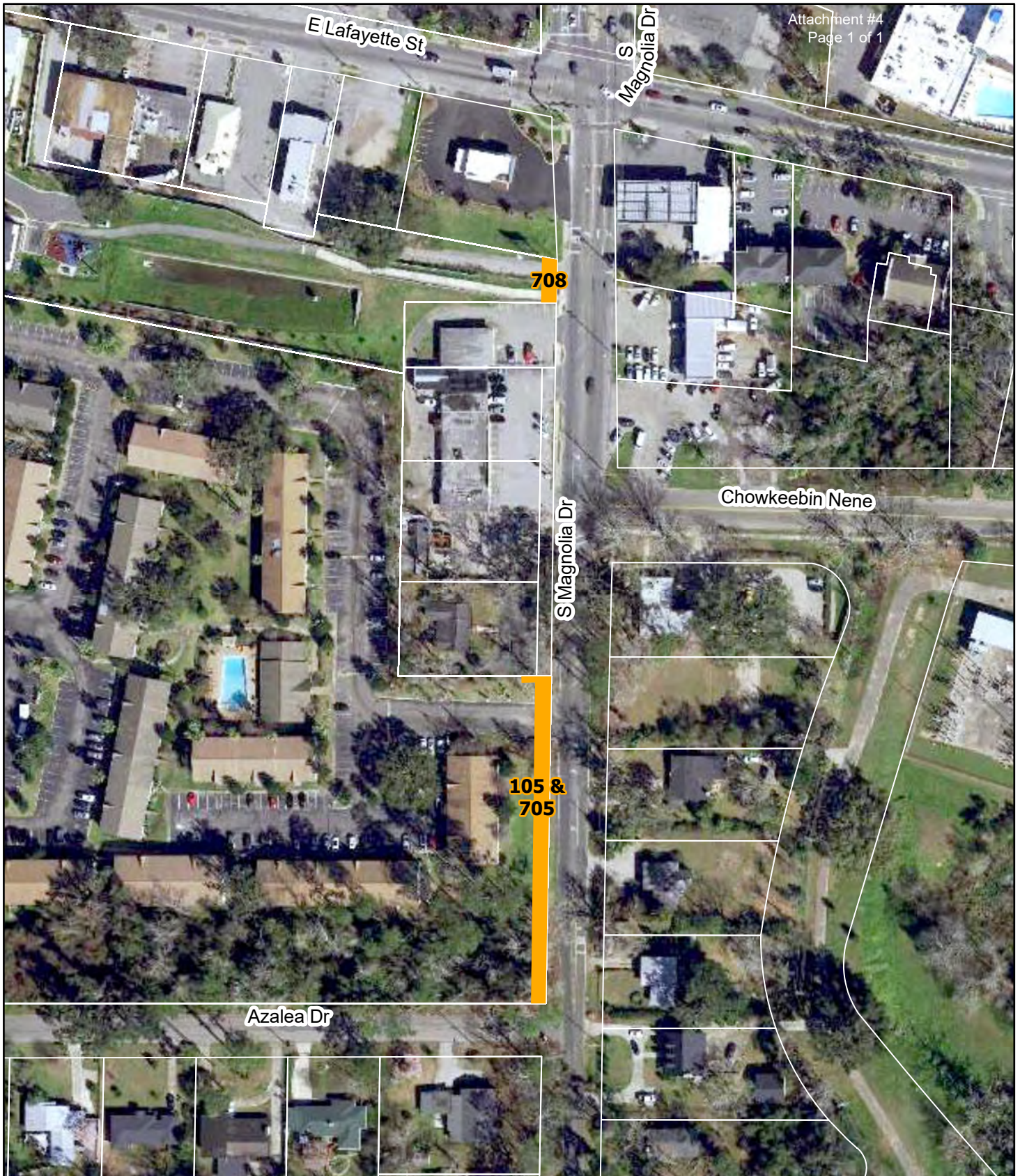
APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 708)

LEGAL DESCRIPTION:

BEGIN at the Southeast corner of Leon County Parcel 11-31-20-417-000-0 as described in Official Records Book 3653, Page 1408 of the Public Records of Leon County, Florida, said point lying on the Westerly right of way boundary of Magnolia Drive, thence run along said right of way North 01 degrees 04 minutes 38 seconds West a distance of 45.23 feet, thence leaving said right of way boundary run North 79 degrees 12 minutes 33 seconds West a distance of 1.83 feet, thence run South 01 degrees 23 minutes 10 seconds West a distance of 45.59 feet, thence run North 89 degrees 50 minutes 45 seconds East a distance of 3.75 feet to the POINT OF BEGINNING. Containing 126 square feet or .0029 acres, more or less.



Legend

Parcels

Proposed Acquisition
Area (Includes
Permanent and
Temporary Acquisitions)

Location Map Magnolia Dr Trail Parcels For Illustration Purposes Only

255

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.01 0.03
Miles



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Blueprint Intergovernmental Agency Board of Directors Agenda Item #6

March 12, 2026

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Connector Corridor (Bannerman Road) Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of 11 Resolutions (Attachments #1 - #11) to authorize eminent domain proceedings to acquire private property for the construction of improvements and road widening of Bannerman Road for the Northeast Connector Corridor Project (Project).

FISCAL IMPACT

Funds for acquisition are allocated in the Regional Mobility & Gateways project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2026-07, 2026-08, 2026-09, 2026-10, 2026-11, 2026-12, 2026-13, 2026-14, 2026-15, 2026-16, and 2026-17.

SUPPLEMENTAL INFORMATION:

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act), specifically as set forth in Section 163.01(7)(f), Florida Statutes; Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), Article VIII, Sections 1 and 3, as well as Article X, Section 6 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

Consistent with this authority, Blueprint seeks IA Board approval of the necessary resolutions declaring public purpose and necessity to acquire the property interests needed for construction of the Project. Efforts to obtain voluntary settlements with affected property owners has been ongoing; however, mutually acceptable agreements could not be achieved, and therefore the exercise of eminent domain is being pursued.

PROJECT OVERVIEW

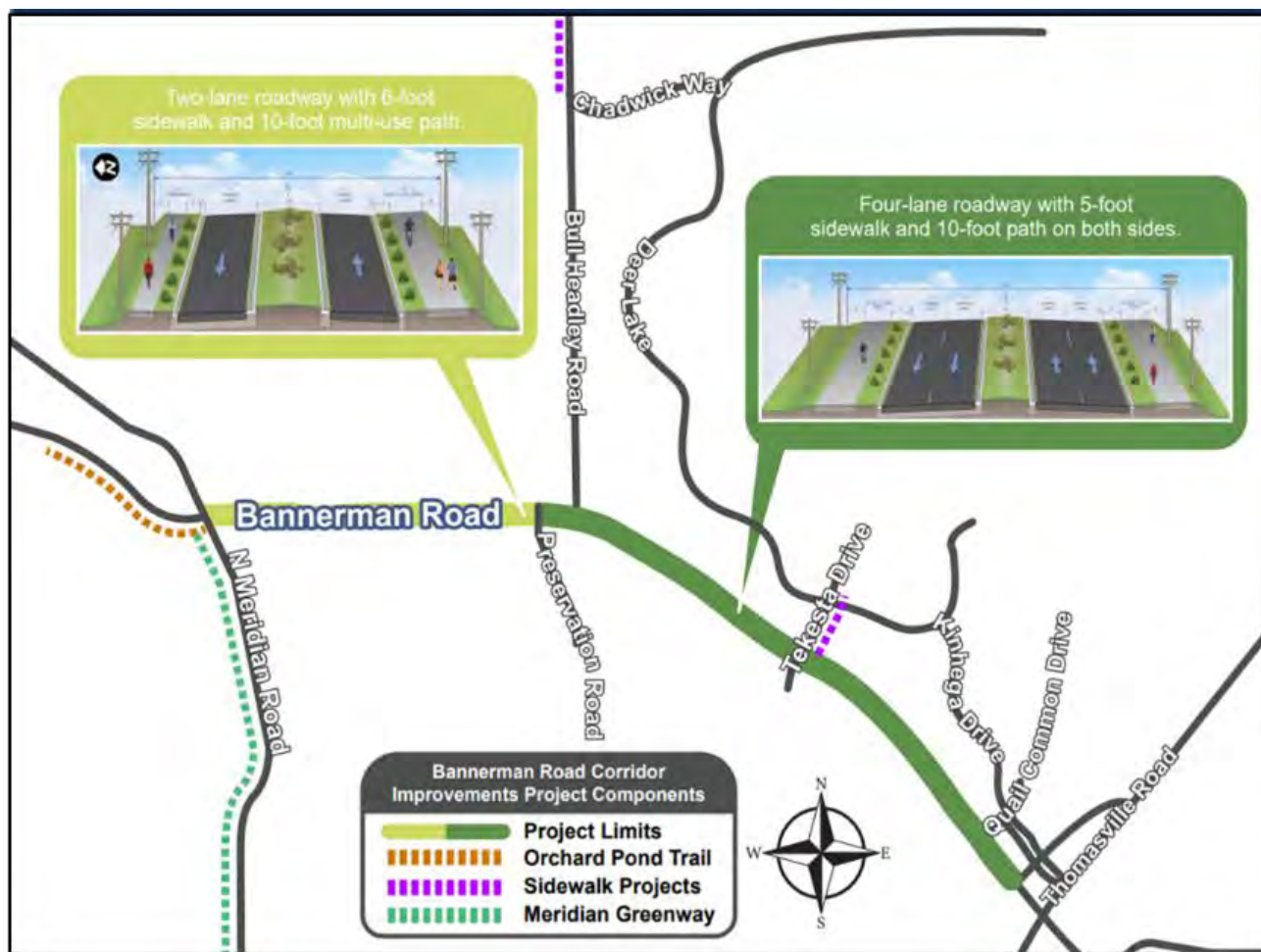
The Bannerman Road Corridor Project provides multimodal transportation improvements along Bannerman Road from Quail Common Drive to Meridian Road. The need to improve this corridor was first identified more than 15 years ago due to increasing traffic volumes and safety concerns. In 2010, Leon County initiated the Bannerman Road Corridor Study, a Project Development and Environment (PD&E) study, to evaluate long-term transportation solutions. The Study was completed in 2012 and advanced into final design, followed by construction from Thomasville Road to Quail Common Drive, which was completed in 2016. This prior planning and construction established the framework for the remaining corridor improvements.

As shown in Figure 1, this corridor project improves regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road. As approved by the IA Board, this project enhances the four-mile Bannerman Road corridor by widening to four lanes from Quail Common Drive to Preservation Road along with adding a median from Quail Common Drive to Meridian Road. The project also includes adding a roundabout at the intersection of Bannerman Road, Orchard Pond Parkway and Meridian Road.

Beyond roadway improvements, the Project also includes two neighborhood sidewalk segments: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South. The scope also expands the regional trail system with the 1.5-mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75-mile Meridian Greenway from

Orchard Pond Parkway to the Forest Meadows Recreational Complex. Combined with the 4-mile Bannerman Trail that will be constructed concurrently with the roadway improvements, the Project will add over 12 miles of new trails and over two miles of new sidewalks to the northeast Leon County multimodal network.

Figure 1: Project Overview Map



SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Northeast Connector Corridor Project:

April 22, 2014: IA Board approved the inclusion of the Northeast Connector Corridor: Bannerman Road in the Blueprint 2020 Infrastructure Surtax Interlocal Agreement.

June 21, 2018: IA Board approved a funding strategy for the 2020 Northeast Connector Corridor project and authorized full funding for the project and pre-funding of the project in advance of the 2020 Sales Tax Extension program.

September 20, 2018: IA Board directed Blueprint to broaden the scope of the PD&E re-evaluation to include a feasibility study of widening Bannerman Road to four-lanes from east of Tekesta Drive to Bull Headley Road.

June 27, 2019: IA Board authorized Blueprint to negotiate and award a contract for the Northeast Connector Corridor PD&E Study and design services. IA Board also directed Blueprint to expand the PD&E to analyze widening Bannerman Road from Tekesta Drive to Meridian Road.

September 17, 2020: IA Board approved the Traffic Feasibility Analysis and directed staff to move forward with community engagement and further refinement of Alternative A (widening to four lanes) for Bannerman Road Segments 1 and 2 (Quail Common Drive to Preservation Road), as well as refinement of Segment 3 improvements (adding a median and turn lanes from Preservation Road to Meridian Road), and directed Blueprint staff to develop funding options consistent with these improvements through the Fiscal Year 2022 budget process.

April 15, 2021: Bannerman Road Project - Community Open House at Northside Community Center to share the planned roadway improvements. This meeting was part of an extensive public effort spanning approximately 18 months, from mid-2020 to 2021 to inform the community about the planned project, discuss the findings of these analyses, and share the typical section options. Focus was given to determining the community's preference for multimodal facilities (i.e., on-street bike lanes, trails, and/or sidewalks) during community meetings and via surveys.

December 9, 2021: IA Board presentation on the Final Engineering Report, including intersection treatments.

May 11, 2024: IA Board authorized Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for construction of the Northeast Connector Corridor: Bannerman Road project.

ACQUISITION STATUS

Construction of the Project will require acquisition from more than 160 parcels along the four-mile Bannerman Road corridor. These acquisitions are primarily comprised of "strip takes" and temporary construction easements (TCE) to facilitate the widening of Bannerman Road and the construction of new multiuse trails and sidewalks. The TCEs will revert back to the property owner upon expiration of the TCE agreement.

Large infrastructure projects in a highly developed area typically require residential or business relocations. The project has been engineered to ensure that no acquisitions require the relocation of residents or a "complete take" of any property through eminent domain.

Since acquisitions on this Project began, Blueprint has acquired about 25% of the property needed for the Project through voluntary settlements. Efforts to acquire the remaining property are ongoing, and negotiations with property owners will continue in advance of construction.

The attached Resolutions authorize the acquisition of 11 parcels totaling 0.682 acres from eight residential property owners. The properties are currently developed as single-family residences, and no relocations are required. These affected parcels are located within the IA Board approved alignment and intersection alternatives for the Project and are required to accommodate construction consistent with applicable safety and design standards, environmental impacts, and costs. See Attachment #12 for a map of the proposed acquisitions.

The subject parcels are adjacent to Bannerman Road and are located west of the Bull Headley intersection. All acquisitions areas are adjacent to the existing Bannerman Road right-of-way. Because of the strategic design adjustments made to protect the integrity of existing homes, all acquisitions are partial, and no residential relocation is necessary. All parcels are necessary to facilitate the widening of Bannerman Road and the associated construction activities. Specific acquisition areas and types by parcel are listed in Table 1 below:

Table 1. Acquisition Area and Type of Subject Parcels

Parcel Number	Size of Acquisition (Acres)	Acquisition Type
183	0.071	Fee Acquisition
783	0.074	Temporary Construction Easement
185	0.081	Fee Acquisition
187	0.071	Fee Acquisition
191	0.063	Fee Acquisition
791	0.032	Temporary Construction Easement
252	0.054	Fee Acquisition
253	0.099	Fee Acquisition
1753	0.016	Temporary Construction Easement
258	0.067	Fee Acquisition
260	0.060	Fee Acquisition

Pursuant to Blueprint's Real Estate Policy, each parcel subject to potential acquisition through the condemnation process requires an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Appraisals and review appraisals were obtained by Blueprint for all of the parcels.

A formal offer was made to the property owners between November 2024 and June 2025. Following the formal offer, Blueprint's right-of-way team has made several attempts to

negotiate a settlement with the owners and/or their designated legal representative(s). To date, those efforts have not resulted in a settlement. Thus, to avoid unnecessary Project delays, it is in the best interest of the public to pursue acquisition of these parcels through the eminent domain process. However, Blueprint remains open to negotiating a settlement with the property owners during the course of the eminent domain proceeding.

OPTIONS:

- Option 1: Approve Resolutions Nos. 2026-07, 2026-08, 2026-09, 2026-10, 2026-11, 2026-12, 2026-13, 2026-14, 2026-15, 2026-16, and 2026-17.
- Option 2: Do not approve Resolutions Nos. 2026-07, 2026-08, 2026-09, 2026-10, 2026-11, 2026-12, 2026-13, 2026-14, 2026-15, 2026-16, and 2026-17.

RECOMMENDED ACTION:

- Option 1: Approve Resolutions Nos. 2026-07, 2026-08, 2026-09, 2026-10, 2026-11, 2026-12, 2026-13, 2026-14, 2026-15, 2026-16, and 2026-17.

Attachments:

1. Resolution No. 2026-07 for Acquisition of Property by Eminent Domain – Parcel 183 which includes an Exhibit “A” describing Parcel 183
2. Resolution No. 2026-08 for Acquisition of Property by Eminent Domain – Parcel 783 which includes an Exhibit “A” describing Parcel 783
3. Resolution No. 2026-09 for Acquisition of Property by Eminent Domain – Parcel 185 which includes an Exhibit “A” describing Parcel 185
4. Resolution No. 2026-10 for Acquisition of Property by Eminent Domain – Parcel 187 which includes an Exhibit “A” describing Parcel 187
5. Resolution No. 2026-11 for Acquisition of Property by Eminent Domain – Parcel 191 which includes an Exhibit “A” describing Parcel 191
6. Resolution No. 2026-12 for Acquisition of Property by Eminent Domain – Parcel 791 which includes an Exhibit “A” describing Parcel 791
7. Resolution No. 2026-13 for Acquisition of Property by Eminent Domain – Parcel 252 which includes an Exhibit “A” describing Parcel 252
8. Resolution No. 2026-14 for Acquisition of Property by Eminent Domain – Parcel 253 which includes an Exhibit “A” describing Parcel 253
9. Resolution No. 2026-15 for Acquisition of Property by Eminent Domain – Parcel 1753 which includes an Exhibit “A” describing Parcel 1753

10. Resolution No. 2026-16 for Acquisition of Property by Eminent Domain – Parcel 258 which includes an Exhibit “A” describing Parcel 258
11. Resolution No. 2026-17 for Acquisition of Property by Eminent Domain – Parcel 260 which includes an Exhibit “A” describing Parcel 260
12. Map of Parcels 183, 783, 185, 187, 191, 791, 252, 253, 1753, 258, and 260

**RESOLUTION NO. 2026-07
(Parcel 183)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 183** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 183**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 183)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 54, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF LOT 54, BLOCK "B" OF SAID ARROW ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 40.70 FEET LEFT OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 38 MINUTES 44 MINUTES WEST ALONG THE COMMON LINE OF SAID LOT 54 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5710, PAGE 2314 OF SAID PUBLIC RECORDS, A DISTANCE OF 14.51 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 197.54 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 54 AND LOT 53, BLOCK "B" OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 38 MINUTES 02 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 14.60 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 53 AND 54, SAID POINT BEING 40.61 FEET LEFT OF STATION 65+49.26 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2875 SQUARE FEET, OR 0.066 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-08
(Parcel 783)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 783** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **temporary construction easement** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 783**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 783)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 783
BEING A PORTION OF LOT 54, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE
PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS
#1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA,
THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE
WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET
TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND
DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF
BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE
SOUTHWEST CORNER OF LOT 54, BLOCK “B” OF SAID ARROW ESTATES;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 38
MINUTES 44 MINUTES WEST ALONG THE COMMON LINE OF SAID LOT 54 AND A
PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5710, PAGE 2314 OF
SAID PUBLIC RECORDS, A DISTANCE OF 14.51 FEET TO THE POINT OF BEGINNING,
SAID POINT BEING 55.21 FEET LEFT OF STATION 63+51.58 OF THE CENTERLINE OF
SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF
BANNERMAN ROAD;
FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 00 DEGREES 38
MINUTES 44 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 27.80
FEET TO A POINT;
THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID
COMMON LINE, A DISTANCE OF 116.21 FEET TO A POINT;
THENCE RUN SOUTH 00 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF
27.79 FEET TO A POINT SAID POINT BEING 55.21 FEET LEFT OF STATION 64+67.51
OF SAID CENTERLINE OF SURVEY;
THENCE RUN SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST, A DISTANCE OF
115.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 3226 SQUARE FEET, OR 0.074 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-09
(Parcel 185)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 185** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 185**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 185)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 53, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF LOT 54, BLOCK "B" OF SAID ARROWHEAD ESTATES; THENCE LEAVING SAID WEST BOUNDARY NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.54 FEET TO FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF SAID LOT 54 AND LOT 53, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 40.61 FEET LEFT OF STATION 65+49.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 38 MINUTES 02 SECONDS WEST, A DISTANCE OF 14.60 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 43.91 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 17.83 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 16.83 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 123.37 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 53 AND LOT 52, BLOCK "B" OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 15.69 FEET TO A FOUND 4-INCH CONCRETE

MONUMENT, NO IDENTIFICATION, ON THE AFOREMENTIONED NORTHERLY
RIGHT-OF-WAY OF BANNERMAN ROAD, AND MARKING THE COMMON CORNER
OF SAID LOT 52 AND 53, SAID POINT BEING 40.52 FEET LEFT OF STATION 67+46.56
OF SAID CENTERLINE OF SURVEY;
THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 57 MINUTES 15
SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.29
FEET TO THE POINT OF BEGINNING.
CONTAINING 3548 SQUARE FEET, OR 0.081 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-10
(Parcel 187)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 187** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 187**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 187)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 52, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 394.83 FEET TO FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF LOT 52 AND LOT 53, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 40.52 FEET LEFT OF STATION 67+46.56 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 52 AND LOT 53, A DISTANCE OF 15.69 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 197.09 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 52 AND LOT 51, BLOCK "B" OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 15.78 FEET TO A POINT ON THE

AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 51 AND LOT 52, SAID POINT BEING 40.43 FEET LEFT OF STATION 69+43.65 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3101 SQUARE FEET, OR 0.071 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-11
(Parcel 191)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 191** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 191**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 191)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 50, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 789.02 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 50 AND LOT 51, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 40.34 FEET LEFT OF STATION 71+40.74 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 50 AND LOT 51, A DISTANCE OF 13.87 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 198.05 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 50 AND LOT 49, BLOCK "B" OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 13.97 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 49 AND LOT 50, SAID POINT BEING 40.24 FEET LEFT OF STATION 73+38.79 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 198.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 2757 SQUARE FEET, OR 0.063 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-12
(Parcel 791)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 791** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **temporary construction easement** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 791**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 791)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 791
BEING A PORTION OF LOT 50, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE
PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8,
TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS
#1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA,
THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE
WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET
TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND
DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF
BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE
SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;
THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES
15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF
789.02 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 50 AND LOT 51,
BLOCK “B”, OF SAID ARROWHEAD ESTATES, SAID POINT BEING 40.34 FEET LEFT
OF STATION 71+40.74 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT
NORTHEAST CORRIDOR CONNECT PROJECT OF BANNERMAN ROAD;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40
MINUTES 55 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 50 AND LOT
51, A DISTANCE OF 13.87 FEET TO THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 00 DEGREES 40
MINUTES 55 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 7.00
FEET TO A POINT;
THENCE RUN NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST LEAVING SAID
COMMON LINE, A DISTANCE OF 198.05 FEET TO A POINT ON THE COMMON LINE
OF SAID LOT 50 AND LOT 49, BLOCK “B” OF SAID ARROWHEAD ESTATES;
THENCE RUN SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST ALONG SAID
COMMON LINE, A DISTANCE OF 7.00 FEET TO A POINT;
THENCE RUN SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST LEAVING SAID
COMMON LINE, A DISTANCE OF 198.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 1386 SQUARE FEET, OR 0.032 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-13
(Parcel 252)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 252** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 252**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 252)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK "R", SUMMERBROOKE PHASE 10, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 3-INCH SQUARE CONCRETE MONUMENT STAMPED PRM3562, MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF LOT 1, BLOCK "JJ", SUMMERBROOKE PHASE 7B, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 90 OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 32 MINUTES 17 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, AND AS DESCRIBED IN A BOUNDARY SETTLEMENT RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 1100.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 51.72 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF SUMMERBROOKE PHASE 10, OF SAID PUBLIC RECORDS;
THENCE CONTINUED NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG THE COMMON LINE OF SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID SUMMERBROOKE PHASE 10, A DISTANCE OF 897.81 FEET TO A POINT;
THENCE LEAVING SAID COMMON LINE SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A POINT;
THENCE RUN NORTH 00 DEGREES 58 MINUTES 01 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;
THENCE RUN NORTH 89 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFORESAID COMMON LINE OF SAID SUMMERBROOKE PHASE 10 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF SAID PUBLIC RECORDS;
THENCE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 1476.63 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);
THENCE CONTINUE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG A PROJECTION OF SAID COMMON LINE, A DISTANCE OF 34.75 FEET TO A POINT AT STATION 96+71.19 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT

NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;
THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2781.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 56 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 240.18 FEET, (CHORD BEARS NORTH 76 DEGREES 52 MINUTES 15 SECONDS WEST, 240.10 FEET) TO A POINT OF COMPOUND CURVE, BEING CENTERLINE P.C.C. STATION 94+31.01;
THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2839.72 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 532.85 FEET, (CHORD BEARS NORTH 84 DEGREES 43 MINUTES 13 SECONDS WEST, 532.07 FEET) TO A POINT OF TANGENCY, BEING CENTERLINE P.C. STATION 86+98.16;
THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 575.46 FEET TO A POINT AT CENTERLINE STATION 83+22.70;
THENCE LEAVING SAID CENTERLINE RUN SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 33.30 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, ON SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF LOT 1, BLOCK "R", SUMMERBROOKE PHASE 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, AND LOT 1, ALYSSA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 85, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING THENCE RUN NORTH 89 DEGREES 55 MINUTES 12 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 233.69 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 1 AND LOT 2, BLOCK "R", OF SAID SUMMERBROOKE PHASE 10, SAID POINT BEING 33.37 FEET RIGHT OF STATION 85+56.39 OF SAID CENTERLINE OF SURVEY;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY RUN SOUTH 48 DEGREES 24 MINUTES 57 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 15.17 FEET TO A POINT;
THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST LEAVING SAID COMMON LINE, A DISTANCE OF 205.32 FEET TO A POINT;
THENCE RUN SOUTH 79 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 18.87 FEET TO A POINT ON THE COMMON LINE OF AFOREMENTIONED LOT 1 OF SAID SUMMERBROOKE PHASE 10, AND LOT 1 OF SAID ALYSSA OVERLOOK;
THENCE RUN NORTH 06 DEGREES 31 MINUTES 52 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 13.58 FEET THE POINT OF BEGINNING;
CONTAINING 2336 SQUARE FEET, OR 0.054 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-14
(Parcel 253)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 253** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 253**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 253)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 44, AND 45, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1776.82 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 45 AND LOT 46, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 39.66 FEET LEFT OF STATION 81+28.56 OF THE CENTERLINE OF SURVEY FOR THE NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 45 AND LOT 46, A DISTANCE OF 7.92 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 291.23 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 25.12 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 23.12 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 63.55 FEET TO A POINT ON THE COMMON LINE OF LOT 44 AND LOT 43, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.27 FEET TO A POINT ON THE

AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 43 AND LOT 44, SAID POINT BEING 39.32 FEET LEFT OF STATION 85+23.37 OF SAID CENTERLINE OF SURVEY, AND FROM WHICH AND FOUND 4-INCH SQUARE CONCRETE MONUMENT, DAMAGED, BEARS SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.26 FEET;

THENCE RUN SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 394.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4327 SQUARE FEET, OR 0.099 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-15
(Parcel 1753)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 1753** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **temporary construction easement** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 1753**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 1753)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 1753

BEING A PORTION OF LOT 44, AND 45, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1776.82 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 45 AND LOT 46, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING 39.66 FEET LEFT OF STATION 81+28.56 OF THE CENTERLINE OF SURVEY FOR THE NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 151.38 FEET TO A POINT, SAID POINT BEING 39.53 FEET LEFT OF STATION 82+79.94 OF SAID CENTERLINE; THENCE RUN NORTH 00 DEGREES 20 MINUTES 33 SECONDS WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 8.05 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 139.80 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 139.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 699 SQUARE FEET, OR 0.016 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-16
(Parcel 258)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 258** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest/temporary construction easement** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 258**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 258)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 5, BLOCK "S", SUMMERBROOKE PHASE 10, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH SQUARE CONCRETE MONUMENT STAMPED PRM3562, MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF LOT 1, BLOCK "JJ", SUMMERBROOKE PHASE 7B, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 90 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL RUN NORTH 00 DEGREES 32 MINUTES 17 SECONDS WEST AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, AND AS DESCRIBED IN A BOUNDARY SETTLEMENT RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 1100.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY LINE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 51.72 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF SUMMERBROOKE PHASE 10, OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG THE COMMON LINE OF SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID SUMMERBROOKE PHASE 10 RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 897.81 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 58 MINUTES 01 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN NORTH 89 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFORESAID COMMON LINE OF SAID SUMMERBROOKE PHASE 10 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID COMMON LINE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 1476.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE CONTINUE ALONG THE PROJECTION OF SAID COMMON LINE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 34.75 FEET TO A POINT AT STATION 96+71.19 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT

NORTHEAST CORRIDOR CONNECTOR PROJECT, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2781.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 56 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 240.18 FEET (CHORD BEARS NORTH 76 DEGREES 52 MINUTES 15 SECONDS WEST, OF 240.10 FEET) TO A POINT OF COMPOUND CURVE, BEING CENTERLINE P.C.C. STATION 94+31.01;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2839.72 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 532.85 FEET (CHORD BEARS NORTH 84 DEGREES 43 MINUTES 13 SECONDS WEST, 532.07 FEET) TO A POINT OF TANGENCY, BEING CENTERLINE P.C. STATION 88+98.16;

THENCE CONTINUING ALONG SAID CENTERLINE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 203.01 FEET TO A POINT, BEING CENTERLINE STATION 86+95.15;

THENCE RUN PERPENDICULAR WITH SAID CENTERLINE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 37.60 FEET TO A POINT, ON SAID SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK "S", SUMMERBROOKE, PHASE 10, FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST, A DISTANCE OF 15.08 FEET TO A POINT,

2) SOUTH 89 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 36.90 FEET TO A POINT,

3) SOUTH 88 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.47 FEET TO A POINT,

4) NORTH 89 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 54.28 FEET TO A POINT, AND

5) NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST, A DISTANCE OF 40.97 FEET TO A POINT, MARKING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK "S", SUMMERBROOKE PHASE 10, SAID POINT BEING 38.89 FEET RIGHT OF STATION 88+92.98 OF SAID CENTERLINE OF SURVEY OF BANNERMAN ROAD;

THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 6, BLOCK "S", SUMMERBROOKE PHASE 10 RUN SOUTH 01 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.11 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 171.69 FEET TO A POINT;

THENCE RUN SOUTH 45 MINUTES 34 DEGREES 05 SECONDS WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 5 AND LOT 4, BLOCK "S", SUMMERBROOKE PHASE 10;

THENCE ALONG SAID COMMON LINE RUN NORTH 34 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING; CONTAINING 2928 SQUARE FEET, OR 0.07 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026-17
(Parcel 260)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 260** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a **fee simple interest** necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 260**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

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DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of March 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 260)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 6, BLOCK "S", SUMMERBROOKE PHASE 10, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH SQUARE CONCRETE MONUMENT STAMPED PRM3562, MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF LOT 1, BLOCK "JJ", SUMMERBROOKE PHASE 7B, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 90, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00 DEGREES 32 MINUTES 17 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, AND AS DESCRIBED IN A BOUNDARY SETTLEMENT RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 1100.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY LINE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 51.72 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF SUMMERBROOKE PHASE 10, OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG THE COMMON LINE OF SAID WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF SAID SUMMERBROOKE PHASE 10, RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST , A DISTANCE OF 897.81 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 58 MINUTES 01 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN NORTH 89 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFORESAID COMMON LINE OF SAID SUMMERBROOKE PHASE 10 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID COMMON LINE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 1476.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE CONTINUING ALONG THE PROJECTION OF SAID COMMON LINE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 34.75 FEET TO A POINT AT STATION 96+71.19 OF THE CENTERLINE OF SURVEY FOR THE

BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2781.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 56 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 240.18 FEET (CHORD BEARS NORTH 76 DEGREES 52 MINUTES 15 SECONDS WEST, 240.10 FEET) TO A POINT OF COMPOUND CURVE, BEING CENTERLINE P.C.C. STATION 94+31.01;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2839.72 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 317.20 FEET (CHORD BEARS NORTH 82 DEGREES 32 MINUTES 41 SECONDS WEST, 317.03 FEET) TO A POINT AT STATION 91+13.81 OF SAID CENTERLINE OF BANNERMAN ROAD;

THENCE PERPENDICULAR WITH SAID CENTERLINE RUN SOUTH 04 DEGREES 15 MINUTES 19 SECONDS WEST BEING, A DISTANCE OF 33.49 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD FOR THE POINT OF BEGINNING, FROM WHICH A FOUND 5/8-INCH IRON ROD AND CAP, LB# 6590, BEARS NORTH 40 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.33 FEET;

FROM SAID POINT OF BEGINNING RUN ALONG THE COMMON LINE OF LOT 6 AND LOT 7, BLOCK "S", OF SAID SUMMERBOOKE PHASE 10 FOR A BEARING OF SOUTH 40 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.34 FEET TO A POINT ON SAID COMMON LINE, SAID POINT LYING ON A CONCAVE CURVE SOUTHERLY;

THENCE LEAVING SAID COMMON LINE AND NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2145.00 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 15 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 121.76 FEET (CHORD BEARS OF NORTH 87 DEGREES 29 MINUTES 26 SECONDS WEST, 121.74 FEET) TO A POINT;

THENCE RUN SOUTH 00 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.26 FEET;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 87.04 FEET TO A POINT LYING ON THE COMMON LINE OF LOT 6 AND LOT 5, BLOCK "S", OF SAID SUMMERBROOKE PHASE 10;

THENCE ALONG SAID COMMON LINE RUN NORTH 01 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 15.11 TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD, SAID POINT BEING 38.89 FEET RIGHT OF STATION 88+92.82 OF SAID CENTERLINE OF BANNERMAN ROAD;

THENCE LEAVING SAID COMMON LINE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD THE FOLLOWING SIX (6) CALLS:

1. NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST, A DISTANCE OF 6.02 FEET
2. SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 49.33 FEET
3. SOUTH 88 DEGREES 51 MINUTES 55 SECONDS EAST, A DISTANCE OF 47.46 FEET
4. NORTH 88 DEGREES 40 MINUTES 08 SECONDS EAST, A DISTANCE OF 51.07 FEET

5. SOUTH 89 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 33.98 FEET
6. SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2814.91
FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 14 SECONDS,
FOR AN ARC LENGTH OF 30.49 FEET, (CHORD BEARS SOUTH 86 DEGREES 03
MINUTES 15 SECONDS EAST, 30.49 FEET) TO A POINT, MARKING THE NORTHEAST
CORNER OF SAID LOT 6, BLOCK "S", SUMMERBROOKE PHASE 10, AND THE POINT
OF BEGINNING;
CONTAINING 2602 SQUARE FEET, OR 0.060 OF AN ACRE, MORE OR LESS.



Legend

- Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)
- Parcels

Location Map Bannerman Road Parcels For Illustration Purposes Only

337

BLUEPRINT
INTERGOVERNMENTAL AGENCY

0 0.05 0.1
Miles

