

# Blueprint Intergovernmental Agency

## Board of Directors

### Meeting Minutes

*Public Hearing*

**Date:** November 7, 2023  
**To:** Board of Directors  
**From:** Artie White, PLACE Director  
**Subject:** Minutes to Board of Directors' Public Hearing on September 26, 2023

---

#### **MEMBERS PRESENT**

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

#### **I. AGENDA MODIFICATIONS**

*There were no agenda modifications.*

#### **II. CITIZENS TO BE HEARD**

Stanley Sims spoke about his grandmother in Havana, Florida.

Margaret Moore spoke in favor of maintaining the virtual participation option.

#### **III. PUBLIC HEARING**

Blueprint Director, Autumn Calder, gave an overview of the budget process to date. She discussed the three workshops held by the Board and summarized the direction provided by the Board including the acceptance of budget recommendations A-J; maintaining the Airport Gateway funding at \$82 million; and allocating \$12 million for the Northeast Park. The proposed budget includes FY 2024 Operating Budget and the FY 2024 – 2028 Capital Improvement Program for the Agency.

OEV Director, Keith Bowers provided an overview of the OEV budget stating that OEV will be positioned to provide an estimated \$17.7 million to support local businesses, entrepreneurs, targeted industries, and local workforce development through FY 2028. For FY 2024 the proposed allocation of \$3.72 million will fund OEV's capital projects and ensure that the funds are committed to business expansion, incentive agreements, and economic development projects.

Commissioner Matlow asked for clarification on the two public hearings to allow public comment an input on the budget stating that he believe the public should have more

time to review the updated proposed budget and provide comments. PLACE Director, Artie White explained that the first of two hearings is intended for a preliminary review of the proposed budget to allow the public to review items and the Citizens Advisory Committee to elevate issues of concern to the Board for analysis and direction and the second public hearing to review the proposed budget and provide public comment following incorporation of direction from the Board. Commissioner Matlow suggested a policy review that would allow the public more time to review the final proposed budget following Board direction.

Commissioner Proctor inquired about how much money would be allocated to OEV as the 12% of the tax revenue. Director Bowers stated approximately \$7.8 million. Commissioner Proctor then asked what will happen to the remaining funds originally proposed for the Airport Gateway Project since the budget had been capped at \$82 million. Director Calder explained that the funds would be reallocated to other projects based on future IA Board action. Lastly, Commissioner Proctor wanted to ensure that the 5% cost of living adjustment (COLA) for all Blueprint and OEV staff members was included in the proposed budget. Director Calder assured him the COLA was consistent with the City and the County and was included in the proposed budget.

Commissioner O'Keefe inquired about the \$1 million to be recovered from the SoMo Walls Project asking where the \$1.7 million being allocated and \$1 million being returned was reflected in the 5 year budget. Director Bowers explained that the \$1.7 million is included in the FOLF budget item and that the \$1 million recoverable funds are not indicated on the 5 year budget yet because an agreement to award the funding has not been reached and the money has not been dispensed.

Commissioner Caban inquired about the excess funds available in the budget now that the Board has reduced the funding for the Airport Gateway and Northeast Park. Director Calder explained that the reduction in funding for the Northeast Park will be reflected in a reduced Bond amount so that will not appear as surplus funds in the budget. The available funds from the Airport Gateway budget reduction will be reallocated to other projects based on future IA Board direction. PLACE Director White advised that although the project budget for the Airport Gateway was capped at \$82 million the Board did not address the scope of the Project and that Staff would have to come back before the Board for direction at some point in the future with concepts and budget options.

Commissioner Richardson expressed a desire to ensure that the promises made to the Providence Neighborhood involving the Airport Gateway Project were honored even with the adjustments to the budget. Commissioner Proctor also spoke about the promises made to Providence Neighborhood stating that the promises were made by FSU and not Blueprint and that he wants to ensure that the Airport Gateway Project does not destroy the community.

Commissioner Proctor also inquired about which projects were included in the 24 advanced projects and details about the bond. Director Calder explained that \$26 million of the \$176 million necessary for all the projects would be generated in FY 24 from tax revenue and the remainder would be covered by the SIB loan and bonds.

Commissioner Matlow requested clarification on the bond funding for the Northeast Park and the Airport Gateway. Director Calder explained that the proposed budget includes \$12 million for the Northeast Park budget and the Airport Gateway project at \$82 million. Director Calder indicated that before bond issuance, the IA Board would provide direction and approval of the final bond amount. Commission Matlow stated that the IA Board would need to discuss the priorities for the additional bond funds or reduce the bond amount and fund projects later in the program.

Commissioner Willaims-Cox explained that Staff could not bond or finance any of the projects because the Board had not approved the final budget. She encouraged the Board to accept the proposed budget so that Staff could continue progressing projects.

Commissioner O'Keefe inquired as to whether the Board would receive an agenda item about the bond amount and details prior to the bond issuance in 2026. Director Calder responded that the Board would receive an agenda item and the bond resolution prior to any bond issuance in 2026.

**Mayor Dailey moved to accept Staff recommendations for option 1, 2, and 3. The motion was seconded by Commissioner Richardson.**

**Option #1: Conduct the Public Hearing to adopt the FY 2024 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2024 Operating Budget Resolution (Resolution No. 2023-01).**

**Option #2: Conduct the Public Hearing to approve and adopt the FY 2024-2028 Blueprint Intergovernmental Agency Capital Improvement Program as presented and approve the FY 2024 Capital Improvement Program Budget Resolution (Resolution No. 2023-02).**

**Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint 2020 projects being implemented by those jurisdictions.**

**The motion passed 8-4 (weighted 46-24). Commissioners Matlow, Porter, O'Keefe, and Proctor voted in opposition.**

**IV. ADJOURN**

**The meeting adjourned at 3:53pm**

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for **November 7, 2023**.*