

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: May 8, 2025
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of September 5, 2024

MEMBERS PRESENT

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

*Commissioner Carolyn Cummings- Absent

I. AGENDA MODIFICATIONS

Commissioner Williams-Cox opened the meeting at 3:00pm and there were no agenda modifications or presentations.

PLACE Director, Artie White, explained that Commissioner Porter requested to participate virtually via Webex and stated that a motion would be necessary to allow her to participate. **Commissioner Minor moved to allow Commissioner Porter to participate electronically. The motion was seconded by Commissioner O'Keefe. The motion passed unanimously.**

Passed 7-0 (Weighted 41-0)

Mayor Dailey and Commissioners Porter, Cummings, Maddox, and Proctor were out of Chambers at the time of the vote.

II. CITIZENS TO BE HEARD

There were no public speakers on non-agenda items.

III. INFORMATION ITEMS

- **Receipt and File**
 - Blueprint Infrastructure Community Engagement Update
 - Draft Citizens Advisory Committee August 22, 2024 Minutes
 - Blueprint Infrastructure August 2024 Project Snapshots
 - Blueprint Infrastructure FY 2023 MWBE Annual Expenditure Report

IV. **CONSENT**

Approval of the Consent Agenda

Agenda Item 2, *Approval of the 2025 Blueprint Intergovernmental Agency Meeting Schedule*; and Agenda Item 5, *Informational Item on Retaining an Attorney Who Reports Directly to the IA Board*, were pulled from the Consent Agenda.

Commissioner Richardson moved to accept the remaining consent agenda items. The motion was seconded by Commissioner Minor. The motion passed unanimously.

- *Agenda Item #1- Approval of the May 16, 2024 Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes*
- *Agenda Item #3- Approval of New Appointments and Reappointments to the Blueprint Citizens Advisory Committee*
- *Agenda Item #4- Acceptance of the FY 2024 Annual Report of the Blueprint Intergovernmental Agency*

Passed 7-0 (Weighted 41-0)

Mayor Dailey and Commissioners Porter, Cummings, Maddox, and Proctor were out of Chambers at the time of the vote.

- *Agenda Item #2- Approval of the 2025 Blueprint Intergovernmental Agency Meeting Schedule*

Commissioner O’Keefe moved to schedule five Blueprint Intergovernmental Agency Board Meetings for the 2025 calendar year. The motion was seconded by Commissioner Matlow.

Commissioner O’Keefe discussed the length of the meetings and stated that he believed conducting five meetings next year will assist in shortening the meetings. Commissioner Matlow spoke in favor of the motion stating that with a limited meeting schedule the Board may encounter issues with lengthy meetings and difficulty establishing a quorum. Commissioner Matlow also discussed how a reduced meeting schedule could impact companies seeking to submit economic development project proposals. Commissioner Minor spoke in favor of the motion stating that he believed conducting more meetings would provide access and transparency to the public.

Commissioner Richardson inquired as to why staff was recommending reducing the meeting schedule to three meetings in 2025. Director White explained that the proposed meeting schedule was consistent with the previous Blueprint meeting schedules at times when less direction was needed due to a lot of the projects going into construction as opposed to during the planning phases of the projects. Director White also explained that the Chair could schedule special meetings if necessary.

Mayor Dailey spoke in favor of the staff’s recommendation to conduct three meetings in 2025.

Commissioner Welch spoke about the balance between the necessity of conducting additional meetings and providing the public the opportunity to interact with the Board and provide input on Blueprint projects. **Commissioner Welch made a substitute motion to approve the 2025 Blueprint Intergovernmental Agency Meeting Schedule as proposed with the addition of a fourth meeting to be held on November 6, 2025. The substitute motion was seconded by Commissioner Richardson.**

Commissioner Caban spoke in favor of the substitute motion and discussed the impact a reduced schedule would have on the competitive and non-competitive OEV projects. Commissioner Minor spoke in favor of the substitute motion.

The substitute motion passed unanimously.

Passed 11-0 (65-0)

Commissioner Cummings was absent from the meeting. Commissioner Porter voted via Webex.

- *Agenda Item #5- Informational Item on Retaining an Attorney Who Reports Directly to the IA Board*

Commissioner Matlow requested an update on the Informational Item and Director White explained that to hire an attorney that reports directly to the IA Board an amendment to the Interlocal Agreement would be required. Director White further explained that the Interlocal Agreement could only be amended by the City and County Commissions meeting independently to vote on any proposed amendments.

Commissioner Matlow then moved to direct staff to contact the City Manager and the County Administrator for the City and County Commissions to express the IA Board's desire to hire independent counsel. The motion was seconded by Commissioner Proctor.

Commissioners Proctor and O'Keefe spoke in favor of the motion. Commissioner Maddox spoke against the motion stating that he believed it could be perceived that the Board was attempting to hire an attorney who's legal interpretation of the Agency's policies and procedures could be influenced by the Board's ability to terminate them.

Commissioner Caban inquired about why the City Attorney and County Attorney report directly to their respective commissions, but the Blueprint structure was different with the Blueprint Attorney reporting to the PLACE Director. Director White explained that the structure of the three entities were established by their respective governing documents and that the Interlocal Agreement, which establishes the Blueprint Intergovernmental Agency and was created by the City and County Commissions working together, specifies the organizational structure of Blueprint and it does not include an Attorney position that reports to the IA Board.

Commissioner Maddox spoke about the role of the Blueprint Attorney and commended the current Blueprint Attorney for her work. Commissioner Maddox stated that hiring another attorney that reports directly to the IA Board would not guarantee that the legal

advice and direction would be different from the direction given by the current Blueprint Attorney.

Commissioner Proctor spoke about the organizational structure of Blueprint and expressed his desire to have independent counsel that reported to the IA Board. Commissioner Proctor stated that he believes the structure of Blueprint allows staff to act under the direction of the IMC and not the direct observation of the Board.

Commissioner Matlow agreed with the need to have independent counsel for the IA Board and spoke in favor of the motion.

(A late speaker card was submitted) Dot Inman Johnson, spoke about the structure of Blueprint and stated that she believes that Agency's structure should mirror the City and County's structure. Commissioner Williams-Cox explained that the structure of Blueprint was designed to implement the sales surtax program.

Commissioner Richardson spoke about his belief that the underlying request to hire an independent counsel to report directly to the IA Board began after the Blueprint Attorney advised against proposed actions of the Board. Commissioner Richardson stated that he would not support the motion.

Commissioner Williams-Cox then called for the vote on the motion.

Failed 5-6 (weighted 29-36)

Mayor Dailey and Commissioners Richardson, Williams-Cox, Maddox, Minor, and Welch voted in opposition. Commissioners Matlow, Porter (via Webex), Caban, O'Keefe, and Proctor voted in favor. Commissioner Cummings was absent from the meeting.

V. GENERAL BUSINESS/PRESENTATIONS

Election of the Blueprint Intergovernmental Agency Board of Directors' Vice Chair (Agenda Item #6)

There were no speakers to be heard on Agenda Item #6.

Commissioner Maddox moved to elect Commissioner Welch as the Vice Chair of the IA Board. The motion was seconded by Commissioner Caban.

Commissioners Proctor and O'Keefe spoke in favor of the motion.

The motion passed unanimously.

Passed 11-0 (weighted 65-0)

Commissioner Cummings was absent from the meeting and Commissioner Porter voted via Webex.

VI. DIRECTOR DISCUSSION ITEMS

(A late speaker card was submitted) Stanley Simms spoke on a nonagenda item and requested that the IA Board reconsider the issue on Affordable Housing.

Commissioner O'Keefe spoke about the reduced dog kennel capacity at the Tallahassee-Leon County Animal Shelter during the Project's renovations and asked that the Board consider options to maintain the current capacity due to the high dog population.

Commissioner Williams-Cox explained that City staff and the staff at the Tallahassee Animal Shelter were working to address the dog population and kennel issue and cautioned against delaying the Project.

Commissioner O'Keefe requested that the IMC members attend the Blueprint Intergovernmental Agency Meetings. He stated that he believed this would allow the Board members and the public to communicate directly with the City Manager and the County Administrator.

Mayor Dailey explained that the high population at the Tallahassee Animal Shelter was due to a change in policy interpretation by the County that has impacted the shelter's ability to rehome the dogs. Mayor Dailey explained that with assistance from the County the population at the shelter could be significantly reduced and that the temporary reduction in kennels would still be sufficient for the dogs.

Commissioner Minor provided an update about the CRTPA's application for Safe Streets for All federal grant and the \$197,000 award that was received for the North Monroe Gateway Project. He stated that while he is grateful for the money, the CRTPA intends to apply for the grant again next year, which will require match funds from Blueprint.

Commissioner Matlow inquired about the status of Project Alpha. OEV Director Keith Bowers explained that Project Alpha was a project in name only since OEV never received any additional information to process the application and has taken no action on the project. Commissioner Matlow then asked how projects are assigned code names through OEV. Director Bowers explained that when a competitive project is submitted to the Office, staff immediately assigns a code name to ensure sensitive information is protected for the company and then informs the applicant that they must request confidentially in writing to maintain the protection. Commissioner Matlow asked for clarification about how long the confidentiality protections remain. Blueprint Attorney Susan Dawson explained that the confidentiality protection is for an initial 12-month period that can be intended for an additional 12-month period with a written request from the company. Attorney Dawson also explained that sensitive information such as trade secrets would remain confidential indefinitely.

Commissioner Caban asked whether the Agency had full funding from FDOT for the next phase of the Airport Gateway. Blueprint Director Autumn Calder explained that FDOT has fully funded the design for the Orange Avenue phase of the project but hasn't provided funding for the construction yet. Commissioner Caban asked how will this phase of the Airport Gateway project be funded and Director Calder explained that the Agency will coordinate with the CRTPA for FDOT funding of the Orange Avenue segment.

Commissioner Caban asked about the Letter of Intent (“LOI”) with Florida State University (“FSU”) and whether the Agency had any legal exposure due to the LOI. Director Calder explained that the next step would be to execute a Joint Project Agreement with FSU for the next phase of the Project and Attorney Dawson stated that the Agency did not have any legal exposure based on the LOI.

Commissioner Proctor asked about OEV’s Competitive Project process. Commissioner Williams-Cox requested that Director Bowers provide the written Competitive Project policy to the entire Board. Commissioner Proctor then asked about the sports complex within the Fairgrounds Beautification Project. Director Calder explained that the Master Plan that was approved by the IA Board did not include funding for the construction of the sports facility. Director Calder explained that the infrastructure improvements that will be included in phase one of the project will allow for an indoor sports facility in the future. Commissioner Williams-Cox requested that staff schedule a meeting with Commissioner Proctor to discuss the Fairgrounds Project.

Commissioner Proctor asked about the duration of the panning phase for the Tharpe street project. Director Calder explained that the PD&E study was being completed to federal guidelines which takes approximately 24 months to complete. Completion of the PD&E study will allow the Project to be eligible for federal funding.

Commissioner Proctor requested that the IA Board revisit the issue of Affordable Housing following the presidential election in November. Commissioner Proctor concluded his comments asking about Orange Avenue and including four lanes west of the intersection Springhill Road.

Commissioners Williams-Cox and Richardson explained that including four lanes on Orange Avenue is being planned with the CRTPA and FDOT and that they are seeking funding to complete the expansion.

Commissioner Maddox asked about the improvements included in the Fairgrounds Master Plan and Director Calder explained that an indoor meeting space, infrastructure improvements, parking improvements are included in phase one of the Master Plan. Director Maddox then explained that it was understood that additional outside funding would be required to construct the sports facility and that the infrastructure improvements will attract outside investment.

Mayor Dailey requested that staff provide information on how much the Agency is spending in response to Commissioner Matlow’s lawsuit against the Agency.

VII. PUBLIC HEARING

Second and Final Public Hearing on the Proposed Fiscal Year 2025 Operating Budget and Fiscal Year 2025 – 2029 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency and Approval of Budget Resolutions (Agenda Item #7)

Commissioner Proctor moved to accept options 1, 2, and 3. The motion was seconded by Commissioner Minor.

1. Option #1: Conduct the Public Hearing and adopt the FY 2025 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2025 Operating Budget Resolution (Resolution No. 2024-02).
2. Option #2: Conduct the Public Hearing to approve and adopt the FY 2025-2029 Blueprint Intergovernmental Agency Capital Improvement Program as presented and approve the FY 2025 Capital Improvement Program Budget Resolution (Resolution No. 2024-03).
3. 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.

Commissioner Williams-Cox inquired as to whether there were any speakers present for the public hearing. Dot Inman-Johnson spoke in opposition to the Airport Gateway Project stating that she believed the project would negatively impact the Providence Neighborhood. Commissioner Williams-Cox responded that the Providence Neighborhood has been an engaged stakeholder group in the development of the Airport Gateway Project.

Commissioner O'Keefe stated that he would support the proposed budget but noted that he disagreed with the funding priorities for the projects. Commissioner O'Keefe spoke about prioritizing the Tharpe Street Project.

Commissioner Caban stated that he would not be supporting the budget and stated that he would like to have a bifurcated budget that allowed the Board to vote on the items individually.

The motion passed.

Passed 7-4 (weighted 41-24)

Mayor Dailey and Commissioners Richardson, Williams-Cox, Maddox, Minor, O'Keefe, and Welch voted in favor. Commissioners Matlow, Porter (via Webex), Caban, and Proctor voted in opposition. Commissioner Cummings was absent from the meeting.

VIII. ADJOURN

The meeting adjourned at 5:09pm