

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: December 12, 2019
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of September 5, 2019

MEMBERS PRESENT

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

I. AGENDA MODIFICATIONS

Ben Pingree noted that Commissioner Matlow and Commissioner Williams-Cox pulled Item #3 and #10, respectively, for discussion. Mr. Pingree noted that additional material related to Item #11 had been emailed to the IA Board earlier that day; it was also provided in hard copy at the table.

II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission

Speakers:

Dr. Geraldine Seay, 2014 Chuli Nene, spoke on the impacts of public projects on African-American neighborhoods.

Dr. Edward Hollifield, Longleaf Court, spoke on streamlining government and health issues in the Africa-American communities.

Steven Martin, 2625 Stonegate Drive, expressed dissatisfaction with appointments to or the membership of local government citizen committees.

William Pittman, 2258 Monaghan Drive, spoke in opposition to the extension of Welaunee Boulevard utilizing Shamrock Drive and Killarney Way. His primary concerns are pedestrian and bicyclist safety as well as traffic congestion.

Ruth Wharton, 1200 Stearns Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Kim Ross, 1203 Buckingham Drive, representing the Big Bend Environmental Forum, spoke in opposition to the proposed 3DB Regional Stormwater Facility. Their concerns included climate change issues, minimal water quality improvements to Wakulla Springs, issues in Munson Slough, and the public engagement process.

Michael Rosenthal, 4045 Kilmartin Drive, spoke in opposition to the Northeast Gateway and advocated for the preservation and protection of neighborhoods; also in opposition of the procurement of Buxton Analytical software.

Larry Tiech, 2224 Pontiac Drive, spoke on the inclusion of economic justice, citizen vision, shared values, and community pride into the design and implementation of projects.

Bob Picard, 3322 Argonaut Drive, spoke in opposition to the proposed 3DB Regional Stormwater Facility.

Patricia Thomas, 2985 Teton Trail, spoke in opposition to the proposed 3DB Regional Stormwater Facility, preferring to retain the oak trees.

Stanley Sims, 1320 Avondale Way, spoke in opposition to the proposed 3DB Regional Stormwater Facility, preferring to retain the oak trees.

III. PRESENTATIONS

- Citizen Advisory Committee Chairman's Report:
J.R. Harding provided a summary of the August 22, 2019, Citizen Advisory Committee's (CAC) meeting that included a staff presentation, the review of three alternatives for the project, and took public comment from many speakers. A large portion of the meeting focused on the Capital Cascades Trail Segment 3 Status Report on Public Engagement, Acquisition Processes, and 3D-B Regional Stormwater Facility. After considerable discussion the CAC was unable to reach consensus and therefore was not recommending action to the IA Board.

IV. CONSENT

1. Approval of the June 27, 2019 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Option 1: Approve the June 27, 2019 Blueprint Intergovernmental Agency Board of Directors meeting minutes.

2. Approval of the August 20, 2019 Blueprint Intergovernmental Agency Board of Directors Workshop Minutes

Option 1: Approve the August 20, 2019 Blueprint Intergovernmental Agency Board of Directors workshop minutes.

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

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

5. Acceptance of the Fiscal Year 2017 – 2018 Draft Comprehensive Annual Financial Report for the Blueprint Intergovernmental Agency

Option 1: Accept the Fiscal Year 2017 – 2018 Draft Comprehensive Annual Financial Report.

6. Reappointment to the Blueprint Intergovernmental Agency Citizens Advisory Committee

Option 1: Reappoint Hugh Tomlinson to serve a second three-year term on the Blueprint Intergovernmental Agency Citizens Advisory Committee.

7. Acceptance of the Status Report on Local Workforce Development

Option 1. Accept the status report on OEV's role in workforce development.

8. Ratification of the August 20, 2019 Blueprint Intergovernmental Agency Workshop

Option 1: Ratify the following action items as approved by the IA Board at the August 20, 2019 Workshop:

Action #1: Accept the report on the 20-Year Projection of Sales Tax Revenues, Other Sources of Funds, and Uses of Funds for the Office of Economic Vitality.

Action #2: Accept the FY 2020 Proposed Operating Budget for the Blueprint Intergovernmental Agency (Infrastructure and OEV).

9. Approval of the 2020 Blueprint Intergovernmental Agency Meeting Schedule

Option 1: Approve the proposed 2020 Blueprint Intergovernmental Agency Meeting Schedule.

Commissioner Richardson moved, seconded by Commissioner Dozier, to approve Consent Agenda Items 1, 2, 4, 5, 6, 7, 8, and 9.

The motion passed 12-0.

ITEMS PULLED FOR DISCUSSION

3. Acceptance of the Status Report on Blueprint Infrastructure Projects

Speakers:

Mary Vancore, 3028 Shamrock Street South, spoke in opposition to the Northeast Gateway connection to Shamrock Street because of safety concerns of increased traffic on an already busy and heavily patrolled street.

Robert Custer, 2914 Shamrock South, spoke in opposition to the Northeast Gateway because of safety concerns of increased traffic in and around Killlearn.

Paul Donovan, 3609 Morse Court, expressed his concerns with the legal and ethical issues of a former City of Tallahassee Commissioner and members of Imagine Tallahassee.

Sean McGlynn, 568 Beverly Court, representing Florida Lakes Management Society, the Florida Water Quality Monitoring Council, and the Florida Springs Council, spoke in opposition to the Northeast Gateway and the impacts to the Killlearn Chain of Lakes.

Frank Tilcock and Kate Nelson Tilcock, 2820 Shamrock Street South, spoke in opposition to the Northeast Gateway connection to Shamrock Street because of safety concerns for families of small children with increased traffic in and around Killlearn.

John Till, 3074 Shamrock Street North, spoke in opposition to the Northeast Gateway connection to Shamrock Street because of safety concerns of increased traffic in and around Killlearn.

David Ferguson, 3061 O'Brien Drive, spoke in opposition to the Northeast Gateway and requested that Roberts Road be included in the study as an alternative option.

V. PUBLIC HEARING 6:00 PM

15. Second and Final Public Hearing on the Proposed Fiscal Year 2020 Operating Budget and Fiscal Year 2020 – 2024 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency

Ben Pingree provided a brief presentation of the proposed operating and capital budgets, previously reviewed at the June 27, 2019 IA Board meeting and the August 20, 2019 IA Board Budget Workshop. Approval of the budget as presented, would activate 18 economic development programs and 14 infrastructure projects as prioritized by the IA Board.

Speakers:

Ronald Lee, 3100 O'Brien Drive, spoke in opposition to the Northeast Gateway, specifically Phase 1, and requested the evaluation of Roberts Road as an alternative option.

Lenorris Barber, 802 Old Bainbridge Road, spoke in opposition to the proposed budget stating that it did not address economic segregation. He requested a targeted loan program for economically distressed areas similar to the Urban Vitality Job Creation Program.

John Hedrick, 1551 Christobal Drive, representing the Leon County Democratic Environmental Caucus, spoke in opposition to the proposed 3DB Regional Stormwater Facility and the City's FAMU Way project and requested citizen input earlier in the process.

Lauren Perlman, 6349 Fitz Lane, spoke on the prioritization of the Animal Shelter project and requested the IA Board direct staff to collaborate in identifying additional funding or reprioritization for the remodeling or reconstruction of the facility.

Larry Hendricks, 1106 Alpha Avenue, spoke in opposition to the budget and the one-cent sales tax.

Commissioner Proctor, speaking on advance funding projects and issues of poverty in 32304, requested that OEV develop an Urban Vitality Job Program that expanded upon the Leon Works Expo and specifically addressed education gaps and the human component of job placement.

Regarding the Northeast Gateway, Commissioner Proctor questioned how it related to the \$2.4-million in the proposed FY 2020 capital budget identified for Welaunee Boulevard. Ben Pingree noted that the \$2.4-million funded the planning and design. He also noted that many of the public comments referenced the intersecting connections of Welaunee Boulevard at Centerville Road. Commissioner Proctor requested that the IA Board pause spending on the project in light of public comments.

Commissioner Proctor recommended increasing the budget for Minority Women Small Business Enterprises (MWSBE), beyond the proposed \$3.4-million allocation to promote and enhance certification efforts and supporting programs.

Commissioner Matlow supported Commissioner Proctor's recommendation to pause spending on the Northeast Gateway, however he thought that the funding allocation should remain in the budget. Commissioner Matlow requested the completion of a traffic study to determine the effects to Killlearn, or consider the alternative connection at Roberts Road, prior to further spending in the Project Development and Environmental Study (PD&E).

Commissioner Matlow moved to suspend spending until December on any component other than a traffic study on the Northeast Gateway in order to review data, the effects of additional development, and alternatives for a connection at Shamrock and Roberts Roads as well as connecting only to Roberts Road. Ben Pingree stated that the traffic study was the first component of the PD&E, which was already underway. Staff anticipated an agenda item at the December 2019 meeting that outlined the findings of the traffic study including peer reviews of the study by two external entities. Commissioner Matlow additionally requested that Blueprint staff and consultants to collaborate with the engineering firm, hired by the Killlearn Homes Association, on the traffic study process to gain mutually agreeable inputs in order to respect the results. The motion failed for lack of a second.

Commissioner Matlow expressed concern that process overruled policy and that the Procurement Policy was one policy that governed general spending. He noted IA Board discussion about the creation of a Leveraging Fund but had not set the policy that would oversee it. The IA Board understood that any amount spent from there would require IA Board direction; however, he preferred that the decision be committed to policy with a clearly outlined procedure for allocations and expenditures. Ben Pingree stated that in the August 20, 2019 IA Board Budget Workshop staff presented an item that outlined that any expenditure from the Unallocated to Projects Fund (Future Opportunity Leveraging Fund) would require IA Board direction. Staff could certainly turn that into a draft policy for IA Board consideration.

Commissioner Matlow moved, seconded by Commissioner Richardson, to create a policy that explained the process for spending from the OEV Capital Budget line item Unallocated to Projects (Future Opportunity Leveraging Fund).

The motion passed 12-0.

Commissioner Matlow moved to reallocate the \$30,000 for the potential purchase of Buxton Analytics software to the operating budget for OEV. It failed for lack of second.

Commissioner Williams-Cox expressed her concerns over approving a budget that contained line items she questioned, such as Buxton Analytics. Ben Pingree confirmed that staff would address specific concerns on Buxton, in discussion of Item #10. The budget could be approved and specific policy direction given on individual expenditures.

Commissioner Richardson spoke to the turnout of citizens and their input regarding the Northeast Gateway and 3DB Regional Stormwater Facility projects. He requested the consideration of all alternatives for the projects in the planning phase or PD&E study, including the fiscal impact of alternatives.

Commissioner Bryant recommended pulling any items in question from the budget prior to approval, including the amount necessary for the traffic study on the

Northeast Gateway. Commissioner Desloge clarified that the first component of the PD&E, which was included in the budget, was the traffic study. That information would inform a detailed discussion at the December 2019 IA Board meeting, which may provide alternatives for roadway connections. The traffic study would cease if the IA Board did not pass the budget. Ben Pingree reiterated that the items in the budget contemplated and enabled all of the policy decisions under discussion. The budget could be approved as presented and IA Board could still provide guidance on the individual policy decisions following the discussion of the item.

Mayor Dailey recommended passing the budget as presented in order to set the level of spending. He cautioned against adjusting the levels at the table because of the required specificity for government accounting purposes. Passing the budget did not preclude discussion on specific line items or prevent guidance not to spend and reallocate funds elsewhere. That was best accomplished not in budget formation but through policy. The IA Board could at any point in the year, modify the spending of the budget, capital or operating, through policy action.

Commissioner Dozier spoke to the expanded meeting schedule and two additional workshops in 2020 and noted the corrective measures in place that enabled a more detailed budget process for Blueprint Intergovernmental Agency.

Commissioner Bryant moved, seconded by Commissioner Richardson, to approve Options 1, 2, and 3.

Option 1: Conduct the Public Hearing to adopt the FY 2020 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2020 Operating Budget Resolution (Resolution No. XXX)

Option 2: Conduct the public hearing to approve and adopt the Fiscal Year 2020-2024 Capital Improvement Program as presented and approve the FY 2020 Capital Improvement Program Budget Resolution (Resolution No. XXX)

Option 3: Direct Blueprint staff to request significant benefit district project funding from the City of Tallahassee (\$1,280,000) toward the Northeast Connector: Bannerman Road Project.

Commissioner Proctor questioned the allocation to the Convention Center. Cristina Paredes stated that it was a collaboration between OEV and Florida State University (FSU) on a Market Feasibility Study, approved by the IA Board at the September 2018 meeting. Staff anticipated an agenda item for the December 12, 2019 IA Board meeting to present the findings.

Commissioner Proctor, Commissioner Matlow, and Commissioner Williams-Cox expressed dissatisfaction with the budget process. Mayor Dailey stated that budget discussion occurred at two meetings as well as an additional half-day budget workshop to provide further opportunity for elucidation. Commissioner Desloge reiterated the months long budgeting process and, while different from those of the City and County, clarified that Blueprint Intergovernmental Agency, as created by

referendum, is a third form of government for Tallahassee-Leon County. Moreover, as the Agency transitioned into the 2020 program, bumps in the road were likely. However, citizen engagement and the additional meetings and workshops would continue to refine the process.

The motion passed 12-0.

ITEMS PULLED FOR DISCUSSION – CONTINUED

3. Acceptance of the Status Report on Blueprint Infrastructure Projects

Speakers continued:

Gloria Arias, 2211 Killarney Way, spoke in opposition to the Northeast Gateway connection to Shamrock Street and advocated for the alternative of Roberts Road.

A.W. Tubaug, 2924 Tipperary Court, spoke in opposition to the Northeast Gateway connection to Shamrock Street.

James Walters, 3222 Shamrock Street East, spoke in opposition to the Northeast Gateway connection to Shamrock Street, noting variables and issues with parameters of the study, and requested the inclusion of a representative of Killlearn to the review panel.

Allen McGinniss, 2325 Killarney Way, spoke in opposition to the Northeast Gateway connection to Shamrock Street because of traffic safety concerns and requested that staff investigate alternatives, such as Roberts Road.

Laurie Davis, 3042 Shamrock Street North, spoke in opposition to the Northeast Gateway connection to Shamrock Street because of increased traffic through Killlearn.

Brian Lupiani, 607 McDaniel Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility.

Tom McNamara, 3332 Pipine Rock, spoke in opposition to the Northeast Gateway connection to Shamrock Street.

Wendy Rutter, 3713 Foxford Circle, spoke in opposition to the Northeast Gateway connection to Shamrock Street citing traffic concerns and negative economic impacts to the neighborhood.

Scott Dyer, 3098 Waterford Drive, spoke in opposition to the Northeast Gateway connection to Shamrock Street and advocated for an I-10 interchange that connected to Roberts Road.

Mayor Dailey stated that there seemed to be a misunderstanding that the project included physical expansion into Killlearn. He understood the concerns of increased traffic through the neighborhood. However, Mayor Dailey felt it important

to clarify that the project concepts did not suggest widening Shamrock Street or Killarney Way or eminent domain proceedings.

Mayor Dailey moved, seconded by Commissioner Minor, to approve Option 1 as amended for the Northeast Gateway project: to extend the PD&E traffic study to include the alternative routes of Roberts Road, possibly Thornton Road as well, and the traffic impact on the Fleishman Road, to Olson Road, to Raymond Diehl Road, to Killearn Center Boulevard.

Option #1: Accept the September 2019 status report on the Blueprint Infrastructure projects.

Commissioner Dozier noted the long history of the Northeast Gateway project and the issues identified by the Florida Department of Transportation (FDOT) in approximately 2014, with the Thomasville Road – I-10 interchange. The overpass proposed at Thomasville was removed as an alternative due to the work of the Capital Regional Transportation Planning Agency's (CRTPA) expansion of the scope of the study to contemplate an interchange at Welaunee Boulevard. She also questioned if the involvement of FDOT, through the expanded scope of the CRTPA study, addressed concerns of a broad traffic study rather than specifically on Shamrock Street.

Autumn Calder confirmed that addressing the congestion at the Thomasville Road – I-10 interchange was part of the purpose and need of the project. The study area encompassed the existing interchange, Thomasville Road, and all of Killearn Estates. However, it did not include an interchange at Welaunee, only an overpass. FDOT provided funding through the Transportation Regional Incentive Program (TRIP) that supported design costs. Furthermore, Blueprint was considering a State Infrastructure Bank (SIB) loan, which would be administered through FDOT. FDOT and possibly the federal government (US Department of Transportation – USDOT) would manage the PD&E study of the interchange at Welaunee and I-10. However, the overpass would dictate where the future interchange would probably go. Commissioner Dozier stated that the expansion of the scope early in the process and with citizen involvement, such as those present, helped ensure that staff studied the right scope.

Commissioner Dozier questioned if future traffic patterns would be contemplated in the traffic study. Autumn Calder clarified that the purpose and need statements included the goal to alleviate current and future congestion on our canopy roads. The project was 20 years in the making and Blueprint staff would continue to ensure a thorough process. The experts from Kimley-Horn and Associates have more than twenty years of experience in traffic engineering. Blueprint trusted their objective and technical expertise, and the peer reviews would provide good advice as well. Furthermore, Blueprint has met with Killearn Homes Association and requested a meeting with their traffic consultant prior to the completion of the construction of the model to coordinate on the data and input to be sure to capture and evaluate the data all sides needed.

Commissioner Dozier expressed appreciation for the context and requested, if possible, to ensure that the various alternative future traffic patterns be communicated to the City for their staff to evaluate for a holistic approach to the traffic issues in Killlearn.

Lastly, Commissioner Dozier stated that both big issues, safety concerns due to increased traffic and environmental impacts of development, presented by the public speakers, affected neighborhoods and therefore is beyond the scope of Blueprint Intergovernmental Agency. She acknowledged the collaborations between City and County staff and offered a friendly amendment to Mayor Dailey's motion to establish of a formal policy that would bring forward a City or County assessment of surrounding neighborhoods, in relation to a Blueprint project. Mayor Dailey stated that he would prefer it to be a separate motion however; he would second it at the appropriate time.

Commissioner Matlow stated that the bigger issue was how Blueprint IA got to the current point with specific projects. It seemed to him like a game that the IA Board and Blueprint staff played out where the Sales Tax Committee identified the list of Blueprint projects that voters approved yet voters say they did not vote on specific projects and the Sales Tax Committee was not at IA Board meetings. He did not see where or how the IA Board made decisions on the projects, yet they were the elected representatives of the City and County. As an Agency, it was incumbent on the IA Board to represent the will of the people and he thought they failed. People ask about the public outreach and the hired community outreach company was a campaign consultant.

Commissioner Matlow stated that the IA Board provided direction at the June 27, 2019 meeting for staff to bring back an agenda item on affordable housing and what was delivered to the CAC was reasons why Blueprint could not do that. Commissioner Matlow requested that the City Manager intervene to bring the item through. He questioned who was in control, if there would be discussion on decision, or if they would continue to be passed to future meetings. He appreciated the additional meetings and workshops for 2020 however, his issues needed to be clearly outlined and discussed for them to be successful. With clear policies and sensible processes in place the IA Board could then say, "we did everything right." The process for Blueprint was a sham, it was circular, and no one wanted to own up to it.

Commissioner Matlow read into the record a list of specific requests from the Killlearn Homes Association: an alternative to extend Welaunee Boulevard to Roberts Road, a traffic analysis, an alternative that did not connect to Shamrock Street at all, and the preliminary design of the roadway placed on hold. He requested an honest conversation of the varying alternatives with the pros and cons of each discussed so that he could pretend that he made a decision that actually directed what happened.

Commissioner Jackson clarified that the motion on the floor contained fiscal analysis of each alternative. Mayor Dailey confirmed the request.

Commissioner Richardson addressed the public safety improvements that were necessary in the Killearn neighborhood and reiterated to City staff the importance of expediting their recommendations. Regarding Commissioner Matlow's comments, Commissioner Richardson stated that he was personally part of Blueprint 2000 since inception. He thought that the majority would agree, that the work of Blueprint over the last 20 years moved the communities of Tallahassee-Leon County forward. He was unaware of community complaints on any of the projects completed by Blueprint 2000. Beginning the late 1990s a small group of citizens, the Environmental and Economic Consensus Committee, outlined projects and convinced the community that those were the infrastructure projects that needed to be addressed. The community voted to tax itself to fund those projects, which were completed on time and under budget. Those projects continued to be such a source of pride for Tallahassee-Leon County that, for a second time, voters taxed themselves for another 20-years.

Commissioner Richardson noted that he served as the Vice-Chair of the Sales Tax Committee and listed many names from a broad spectrum of community members who served also, in a bipartisan manner to bring it to fruition. He stressed the amount of time they dedicated to public meetings across the community taking input on the proposed projects. He spoke of his devotion to public service and of living and raising his family on Southside because of his love of Tallahassee. The process was not a sham. It was an open process with extensive community involvement. It may not have been perfect and the IA Board had the opportunity to correct the course before them. However, it could not be said with any accuracy that the process and Agency was a sham.

Commissioner Richardson further stated that the IA Board had the opportunity to take input from the whole community, to make adjustments through the transition to the 2020 program, and continue to better the community for everyone.

Commissioner Minor addressing the public stated that, based on his history with Blueprint and the colleagues around the table that each one was trying to do the best thing for Tallahassee. People might disagree with them or their interpretation of the facts, however everyone was trying to do what was best for Tallahassee-Leon County. A challenging dynamic of projects that could span a decade or more was that the citizens who provided public input during the early were frequently different from the ones impacted at the design and construction stages. This often resulted in a perception that by the time the public became aware of projects it was too late to change them. He clarified for the audience that the motion on the floor was changing the project. It expanded the scope to consider alternatives. He noted that the IA Board could ask for public trust in that the IA Board was trying to do the right thing. He requested that the public judge the actions taken by the IA Board as reflected through Mayor Dailey's motion.

Commissioner Proctor stated that what he heard in Commissioner Matlow's comments, beyond IA Board sensitivity to the offense, was that citizens voted for the sales tax extension, endorsed projects, and recognized the community improvements created Blueprint 2000. They did not vote against projects that would cause regressive impacts, for example, roadway projects that potentially

affected property values. Even with the majority of voters approving the project concepts, the City, County, and Blueprint needed a process and platform for the specific people impacted to express their concern.

Commissioner Proctor further stated that some projects, such as the Fairgrounds, also voted on by citizens, had not yet come to fruition. All of the proposed projects were righteous yet getting them funded was difficult. Regarding the budget for Woodville Highway, he noted funding for right-of-way acquisition but not construction. He suggested reprogramming, through CRTPA, the \$30-million provided by FDOT for a roundabout connecting Tram Road, South Monroe Street, and Adams Street into Woodville Highway construction stating that the citizens preferred the construction of Woodville Highway to more roundabouts.

Commissioner Dozier stated that recognizing success and failures was equally important, as was the acknowledgement that members of the IA Board worked years to implement change for the better. She expressed her excitement at the new voices and perspectives on the IA Board and new the opportunities with the 2020 program to look at projects and public engagement process in different ways. Each new member voiced support for refining the methods of engagement. For example, tracking the long lead times of projects through status updates on the Blueprint website rather than the concept narrative on project pages.

Commissioner Dozier further stated that the people speaking out about the Northeast Gateway was the right posture by providing input well in advance of the project, to influence the scope of the PD&E Study. She did not see it as conflict but rather the appropriate place to begin. Everyone in the room was there for the right reasons. She did not want that to get lost in the debate. Actions were underway to improve processes and engagement and there was room for further refinement.

Commissioner Desloge stated that each person present took the work of Blueprint and the City and County seriously. Citizens, staff, and elected officials invested years into the sales tax extension and the governance of the projects was a work in progress. To call that process a sham was insulting. The IA Board was one of the best he had the privilege to serve on, in part because of the diversity and disagreements, more so because of mutual respect.

Regarding the Northeast Gateway specifically, Commissioner Desloge reiterated that the motion on the floor expanded the scope of the PD&E and the data provided by the traffic study would inform future IA Board decisions.

The motion passed 12-0.

Commissioner Matlow moved to include Roberts Road and exclude Shamrock Street as a connection for Welaunee Boulevard from the traffic and halt roadway design until the traffic study was completed. Mayor Dailey noted that the traffic study would study the area holistically, including no connection options across dozens of models for options throughout the area, and would be peer reviewed twice. Autumn Calder confirmed, as did Ben Pingree, that the previous motion covered the suggested options.

Commissioner Matlow moved, seconded by Commissioner Proctor, to engage the Killearn Homes Association and their engineering consultant through the process of modeling in order to reach a mutually agreed upon outcome.

Commissioner Maddox stated that evidenced by the turnout in the Chambers, Kimley-Horn & Associates was fully staffed and collaborating with the neighborhood. He was unsure what the motion achieved because, as he understood from staff, Blueprint and Kimley-Horn were already working with the Killearn Homes Association and their engineer.

Mayor Dailey spoke in opposition to the motion stating it was out of control. There were subject matter experts with Blueprint and Kimley-Horn on the project, contracts in place, and open lines of communication with the Killearn Homes Association. The IA Board expanded and agreed upon the scope data sets, and the findings of the PD&E would be peer reviewed twice. He encouraged trust in the experts, process, and oversight.

Commissioner Williams-Cox spoke to the importance of Kimley-Horn working with all of the stakeholders or their representatives, beyond the Killearn Homes Association, across the whole study area.

Commissioner Matlow clarified the abundance of caution his motion expressed and his goal of eliminating disagreement with the method of the study at the December meeting.

Commissioner Minor offered a friendly amendment of including representatives from neighborhoods across the study area, in order to facilitate a study that included different solutions. Thus enabling Kimley-Horn to complete the traffic study, followed by peer reviews, and well-informed IA Board discussion in December.

Commissioner Matlow declined the friendly amendment stating that Killearn Homes Association hired traffic engineers and that spoke to their lack of trust. He intended the motion to provide those engineers the opportunity to weigh in and agree on the test ahead of it occurring.

Commissioner Proctor stated that the Fallschase project set the precedent for Commissioner Matlow's motion. Pursuing the process requested by Commissioner Matlow could achieve greater harmony.

Commissioner Bryant voiced her support of the best business practice of collaboration between staff, consultants, and neighborhoods and the process through which they communicate their assessment, whether or not they reached agreement, to the IA Board who would in turn make a decision based on the information provided.

At the request of Mayor Dailey, Commissioner Matlow clarified the motion stating that when the model was determined, that the engineers – hired by Killearn Homes Association, participate and agree upon the test prior to running any of the models.

The motion failed 4-8.

Commissioner Bryant moved, seconded by Richardson, for all vested parties to participate in a collaborative process bringing their input and expertise to the table, with the information of that process brought back to the IA Board.

Ben Pingree stated that collaboration is a core objective of the Blueprint Intergovernmental Agency. With regard to the Northeast Gateway, Blueprint staff, on behalf of the IA Board, initiated three public outreach opportunities including a meeting with the engineer hired by Killearn Homes Association the preceding week. Furthermore, Blueprint would hold the contract consultant accountable to conducting the analysis and presenting the findings to inform future policy decisions by the IA Board.

The motion was withdrawn by consensus across the IA Board.

10. Acceptance of the Report on the Office of Economic Vitality's Support of Local Business Growth and Formation, Approval to Submit a Grant Application for the Establishment of \$1 Million Small Business Loan Program in Partnership with the Apalachee Regional Planning Council, and Approval to Contract with Buxton Company to Support Local Business Growth Outreach

Speakers:

Lennoris Barber, 802 Old Bainbridge Road, spoke to discrimination in past loan programs and requested the IA Board to allocate \$325,000 in a similar program dedicated to Frenchtown, Bond, South City, and Griffin Heights.

Commissioner Williams-Cox expressed her disagreement with the collaboration with minority-owned business and minority Chambers of Commerce. Her research indicated outreach to one phone call and one minority Chamber. She strongly encouraged staff commit real dollars to bolster small, minority, and women-owned businesses. Capital should be made available to MWSBEs that provided a hand up in starting or sustaining businesses. She referenced the black business loan program through Florida Department of Economic Opportunity and the \$60,000 issued since July 1, 2019 to small, minority-owned businesses.

Commissioner Williams-Cox stressed the importance of engagement with the 'mom and pop' businesses to promote economic vitality. In the end, OEV would be measured on their ability to enable MWSBEs to be productive in the community. Furthermore, she expressed her concern with money collected through sales tax in Leon County that could be spent in other counties through a regional microloan program.

Cristina Paredes stated that the objective of the collaboration between OEV and the Apalachee Regional Planning Council (ARPC) was to secure financing for mainly high-risk business that did not qualify for traditional financing through banks. The opportunity exists to take \$200,000.00 of sales tax funds to leverage \$800,000.00 of federal funding. OEV works closely with ARPC to ensure that MWSBEs in Leon County received the benefit of investment. Ms. Paredes noted that minority owned businesses received 40% of the loans issued regionally. Should the grant application be approved by the EDA, OEV would collaborate with ARPC to ensure the small businesses in Leon County, whether they were minority or women owned, have that access to capital.

Commissioner Williams-Cox suggested that the loan money go to businesses in Tallahassee-Leon County. Cristina Paredes stated that should OEV and ARPC be successful in securing funding for the revolving loan program, staff would work with the ARPC to ensure the money was reinvested back into area businesses. Commissioner Williams-Cox questioned the return on the loan. Mrs. Paredes did not have the statistical data on hand and noted that the Director of ARPC was available to answer those questions.

Ben Pingree confirmed that route for historical information and clarified that, staff sought direction from the IA Board on a new opportunity to take \$200,000 of sales tax funds to leverage \$800,000 of federal funding and ensured that the combined \$1-million would be spent on microloans in the local community. Commissioner Williams-Cox questioned the plan should staff be unsuccessful in securing the loan. Cristina Paredes stated that staff would bring forward another recommendation on how OEV could achieve the MWSBE microloan program goal within the economic development program. Commissioner Williams-Cox requested in the forthcoming strategic plan review, requested by the IA Board at the June 27, 2019 meeting, that staff intentionally target MWSBEs and Veterans for such programs, ensuring good stewardship of the funds collected through the sales tax and producing results within the community.

Regarding the second part of the item, the approval of the contract with Buxton, Commissioner Williams-Cox questioned the vendor selection. Cristina Paredes stated that Buxton was a copyrighted, proprietary software company that reviewed drive times and market conditions for potential business. Two recent business projects in the Frenchtown and South Monroe/Adams Street areas posed questions about market capabilities. Currently OEV was unable to calculate that information. The contract with Buxton would supplement the data already provided by OEV and provide the answers to businesses including customers that walk or take transit. Feedback from other communities that utilize the Buxton software report greater business retention through sharing competitive insights. Commissioner Williams-Cox cautioned strongly against trusting the reports of other communities on software. Mrs. Paredes stated that if the software did not produce or provide businesses with the data they were seeking the contract would not be renewed moving forward. Commissioner Williams-Cox stated that if the IA Board invested \$30,000 on a software product that may or may not work, they could also invest in high risk minority and small businesses, whether the leveraging

of funds through ARPC worked or not, because at least it would stay within the local community.

Speakers:

Stanley Sims, 1320 Avondale Way, spoke to the findings of the Disparity Study, the obstacles to starting a minority/black-owned business, and the restrictions placed on other sources of capital for applicants of the Elevate Fund.

Commissioner Dozier spoke in favor of the microloan program stating that, through her experience on the ARPC, it could meet goals articulated by Commissioner Williams-Cox, Mr. Sims, and others. She emphasized, however, that from the beginning minorities and women were considered high risk and that traditional lenders sometimes judged worthiness on the applicant's appearance rather than the application. The opportunity to access \$800,000 of federal funds to serve Leon County leveraged efforts to support more MWSBE business startups.

Regarding the Buxton contract, Commissioner Dozier clarified that the software did not serve as a Shop Local Program but rather provided data, requested from but not currently available through OEV, not only supported business recruitments but also supported small business retention. Cristina Paredes stated that the software was a business intelligence tool that staff would utilize to understand market conditions and to promote the Shop Local Program by driving their marketing information and outreach.

Mayor Dailey stated that the software was a necessary component to assist and track new businesses.

Mayor Dailey moved, seconded by Commissioner Dozier, to approve Options 1, 2, and 3.

Option 1: Accept the Status Report on Support of Local Business Formation and Growth in Tallahassee-Leon County.

Option 2: Authorize OEV to provide a \$200,000 match and submit a United States Department of Commerce Economic Development Administration revolving loan grant application for the establishment of \$1 million small business loan program in partnership with the Apalachee Regional Planning Council.

Option 3: Authorize staff to contract with Buxton Company to support local business growth and outreach in the amount of \$30,000.

Commissioner Proctor, read the ways Buxton could assist OEV from the agenda material and stated that it seemed to duplicate the work of OEV and local business such as Swellcoin. Cristina Paredes stated that OEV met regularly with Swellcoin and the Shop Local team. The proprietary software system, used to enhance the Shop Local Programs, assisted business with additional tools to make more informed business operation decisions moving forward. Commissioner Proctor spoke to the efforts of Swellcoin's founder, Barbara Wescott, with women-owned

businesses and shop local initiatives. He stated that he could not support the out of state contracts and overlook local vendors.

Commissioner Matlow stated that it was unclear which targeted industry the software would focus on and given that the money came from unallocated funds, he supported the funding the contract out of OEV's operating budget. He was reticent to spend money from a leveraging fund when 1) it was not for leveraging and 2) the IA Board had not yet determined how the funds would be spent.

Commissioner Matlow offered an alternative motion, seconded by Commissioner Proctor, to fund the Buxton contract out of OEV's operating budget.

The motion failed 3-9.

Commissioner Desloge called the vote on the original motion by Mayor Dailey.

The motion passed 11-1.

VI. GENERAL BUSINESS / PRESENTATIONS

11. Acceptance of the Capital Cascades Trail Segment 3 Status Report on Public Engagement, Acquisition Processes, and 3D-B Regional Stormwater Facility

Autumn Calder provided a brief presentation on the status report of Capital Cascades Trail Segment 3 including projects status, community outreach, current and alternative designs, right of way acquisition and compensation history, and community gathering spaces.

Commissioner Matlow questioned the increased budget for Alternative 3 of the 3DB Regional Stormwater Facility. Autumn Calder confirmed that to extend the box culvert to the Central Drainage Ditch increased the budget by \$533,875. There was a difference of \$33,875 between the construction the pond and that of the box culvert. The \$500,000 was the loss of the grant from Florida Department of Environmental Protection (FDEP). That amount would be paid for by Blueprint and was therefore calculated as an increase to the cost of the project bringing the total to \$533,875.00. Commissioner Dozier spoke to the semantics of the calculations, stating that it was necessary to account for the \$500,000 loss out of Blueprint dollars. The project budget itself did not increase but the amount contributed by Blueprint did.

For discussion, Commissioner Richardson moved, seconded by Commissioner Matlow, to approve Option #5.

Option #5: Direct Blueprint staff to amend the Capital Cascades Trail Segment 3D-B Regional Stormwater Facility design consistent with Alternative #3.

Speakers:

Danielle Irwin, 3185 Ferns Glen Drive, spoke on smart pond alternatives to enhance water quality.

John Hedrick, 1551 Cristobal Drive, spoke in favor of Option 5/Alternative 3.

Robert Conroy, 548 Port Leon Drive, spoke to the impacts of fertilizers, not storm water, on water quality at Wakulla Springs.

Sam Mckinney, 1709 Pepper Drive, spoke in opposition to the removal of trees in memorial to the former residents of Boynton Stills.

Bruce Strouble Jr, 1935 W. Saber Drive, representing the Bond community, spoke in favor of the 3DB Regional Stormwater Facility and the proposed enhancements.

Priscilla Param Hudson, 3775 Evanwood Court, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Lee Folmar, 2399 Ryan Place, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Pamela Chamberlain, 3811 Shamrock Street West, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Lisa Seers, 820 McGuire Avenue, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Larry Hendricks, 406 Alpha Avenue, spoke in opposition to reduced City and County services and tax increases.

Teddy Tollett, 215 West College Avenue, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Ed Deaton, 9601 Miccosukee Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Anne Wilde, 9601 Miccosukee Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Jan De Cosmo, 2205 Jim Lee Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Ginny Grimsley, 3018 Blair Stone Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility and recommended skills-based volunteer opportunities across the community to effect positive change.

David Brightbill, 1200 Stearns Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Barbara Cooper, 1205 Landings Loop, spoke of the wisdom of grandmothers and in opposition of clear cutting trees in the name of development.

Nita Davis, 1111 Paul Russel Road, spoke about the efforts of a few residents who saved the Lichgate Oak and stressed the importance of saving the trees.

Melissa Meschler, 413 W. 7th Avenue, spoke in favor of Option 5/Alternative 3.

Shauna Smith, 814 Apache Street, an original member of the FAMU Way History and Culture Trail Advisory Committee, spoke on the 20 plus community meetings held on the issue and the integrity of Blueprint staff for listening to the people who live in the area and providing alternatives. She spoke in favor of the 3DB Regional Stormwater Facility for stormwater and flood mitigation, improving lifestyles, and increased economic opportunities.

Talethia Edwards, 1802 Saxon Street, President of the Greater Bond Neighborhood Association and Chair of the Title 1 Advisory Council, spoke in favor of the 3DB Regional Stormwater Facility for the stormwater treatment, the influence economic opportunity, and alignment with the approved Neighborhood First Plan.

Jim Jolley, 3605 Houston Road, spoke to the City's public input process and recommended a qualitative approach to collecting public input. He also suggested smart pond alternatives to the 3DB Regional Stormwater Facility.

Kirsten Summers, 2496 Dundee Drive, spoke in favor of the 3DB Regional Stormwater Facility, for stormwater mitigation, and water quality improvements. Most importantly though, because the residents who live in the community directly affected by the project also want the pond.

Sean McGlynn, 568 Beverly Court, spoke of minimal nitrogen removal and alternative water treatment options. He also suggested writing a grant for state funding for a treatment wetland park.

Matt Marino, 1816 Fernando Drive, spoke of the cultural significance of the trees in Boynton Stills and in opposition to the proposed 3DB Regional Stormwater Facility.

Max Epstein, 1001 San Luis Road, spoke to the notification and grievance process as well as the settlement amounts received by property owners.

Commissioner Williams-Cox questioned the amount received by Chief Walker. Kirsten Mood stated that he received over \$400,000 for both parcels as well as relocation compensation.

Jonathan Lammers, 3164 Lakeshore Drive, spoke in opposition to the 3DB Regional Stormwater Facility stating that it did not improve water quality only stormwater mitigation.

Steve Urse, 1118 Waverly Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Jim McMurtry, 402 Coldstream Drive, read an excerpt from Glen Doran, Ph.D. and Professor Emeritus at the School of Anthropology, Florida State University requesting archeological investigations prior to construction.

Steven Kurtz, 1611 Milton Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Lucia Sommers, 1611 Milton Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Jeff Van der Meer, 3006 Avon Circle, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Mina Ford, 4100 HJK Howard Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Linda Vaughn, 3303 Dartmoor Drive, a member of the Blueprint Citizen Advisory Committee representing the elder community, spoke to the insufficient time provided to review adequately extensive agenda material to make recommendations to the IA Board.

Peter Kleinhenz, 2414 Dozier Drive, President of the Apalachee Audubon Society, spoke to the benefits of trees on child development.

Christopher Daniels, 704 Gamble Street, Vice-President of the Greater Bond Neighborhood Association, spoke to the difficulties for residents of Bond Neighborhood to attend Commission and Board meeting and the subsequent disproportions in representation. The FAMU Way extension provided benefits to the community such as opening the community and created a fluidity with the surrounding communities. He spoke in favor of the 3DB Regional Stormwater Facility stating that, in addition to flood mitigation, it supported the Neighborhood First Plan by creating economic development opportunities,

Steve Dollar, 3003 Ingress Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility preferring to retain the oak trees.

Commissioner Maddox offered a substitute motion, seconded by Commissioner Bryant, to approve Option #1 and #2.

Option #1: Accept the status report on the Capital Cascades Trail Segment 3 public engagement, acquisition processes and 3D-B Regional Stormwater Facility.

Option #2: Direct Blueprint staff to enhance community-gathering spaces along Capital Cascades Trail Segment 3D-B including expansion of the St.

Marks Trailhead and creation of the Regional Stormwater Facility overlook space and to reuse the live oak tree wood as available.

Commissioner Maddox stated that staff recommendation supported the feedback he received from meetings with neighborhood representatives. He understood that it might disappoint many people; however, those in closest proximity to the project wanted the pond, and that meant something. He thanked the broader public for their interest and involvement but he also issued a challenge: to extend their involvement to speak out about the number of shootings, the ALICE report, or other issues affecting the Southside. He understood that the citizenry cared about trees; he encourage them to extend that passion to care about the people living in the poor and flood prone areas.

Commissioner Lindley expressed her respect of Commissioner Maddox's comments and offered Option 3, Alternative 1 as a possible compromise. It saved two of the larger trees, included a pond, and retained 90% of the stormwater capacity goal of the project. The IA Board collectively expressed their will to dispense with the motions on the floor.

Commissioner Williams-Cox stated that the residents of the Southside neighborhoods wanted the Regional Stormwater Facility, improved roadways, and additional amenities for their neighborhoods. She cited the property acquisition data stating that there were two residential, one ministry, and one business, and one part-time owner and storage. The remainder of the properties were occupied by renters and owned by people who did not maintain the properties properly. No one advocated for improved living conditions for the renters then. The decision made by the IA Board would be their legacy in the Greater Bond community through an investment of \$6.5 million

Commissioner Dozier expressed her support for Commissioner Lindley's proposed motion of Option 3, Alternative 1 plus the investigation of smart pond options. She spoke of the environmental issues worldwide and the importance of patriarchal oaks. Approaching the issues holistically however, one must consider water quality, the removal of trash, debris, and microplastics, flood mitigation, and the social and economic effects on the community. She was saddened at the removal of the trees. However, her vote of support for the motion was also for rectifying past government board decisions, saving cypress swamps, forests, cleaning up microplastics, and preserving the neighborhood.

Regarding joint City-Blueprint, City-County, or County-Blueprint projects, Commissioner Dozier stated that she did not feel she knew enough about the alignment of FAMU Way and Capital Cascades Trail. While it was discussed at IA Board meetings and decisions were rightly made by the City, the project was bifurcated. She questioned how much the alignment of FAMU Way locked in the location of the 3DB Regional Stormwater Facility. She offered a friendly amendment to include an after-action report on the public process and to implement improvements moving forward.

Commissioner Matlow referenced the St. Augustine Branch watershed and noted that the area south of Bragg Stadium was currently untreated. He noted the serious flooding issues across the Southside and thought that the pond was a good vehicle to address them. As he understood it, the 3DB Regional Stormwater Facility would support up to 86-acres of additional redevelopment as noted in the FDEP grant application. He requested clarification on existing flooding issues that would be resolved by the pond and if limits would be imposed on developers within the watershed to buy redevelopment capacity in the pond.

Cameron Snipe, Project Engineer with Kimley Horn & Associates, stated that as currently designed, the pond had zero redevelopment capacity. He noted that approximately 1100-acres of the northern portion of the St. Augustine Branch was currently treated by stormwater facilities constructed by Blueprint. The proposed pond would capture and treat water from the remaining 426-acres. The project design included rerouting the St. Augustine Branch through the proposed Regional Stormwater Facility. Therefore, in tandem with Boca Chuba Pond, Coal Chute Pond, and Lake Anita, the 3DB Regional Stormwater Facility provided water quality benefits and stormwater control for the entire 1500-acre St. Augustine Branch basin. Autumn Calder clarified that the size of the pond had not changed since the grant application, however through the design process, staff developed a permitting strategy over the course of the year following Blueprint's submittal of the grant application to FDEP that only treated for retrofit capacity. If staff were to submit the same application today, there would be no treatment for redevelopment.

Commissioner Matlow stated that regarding agenda items, process, and the presentation of information he suggested a pros and cons list of the facts. Furthermore, as the second to Commissioner Maddox's motion, he supported it however, should it not pass, he also supported Commissioner Lindsey's proposed alternative motion.

Commissioner Minor questioned the benefits and prospects of smart pond technology. Cameron Snipes stated that as designed the 3DB Regional Stormwater Facility included an advanced treatment system with fitted with a Bio-Sorption Activated Media (BAM) filter to uptake nutrients and discharge clean water to the pond. Project staff met with Danielle Irwin; the options available through that company could be added to any alternatives of the pond and potentially increase treatment and efficiencies if desired. Relative to stormwater projects, the 3DB Regional Stormwater Facility was beneficial in that it provided a level of treatment to a 1500-acre watershed and removed nitrogen and phosphorous.

Regarding the low water quality of Lake Munson, Commissioner Minor questioned if efforts would be better served to focus all treatment there given that the collected stormwater ultimately ended up there. Cameron Snipes stated that the Capital Cascades Trail Segment 4 project was aimed more toward the lower Central Drainage Ditch and water quality. One of the goals and objectives of Segment 3 however was to provide as much water quality and flood control as possible to prevent the large task of cleaning it all at the bottom of the hill.

Commissioner Minor requested clarification on the conflicting reports on the health of the Benton Oak. Autumn Calder stated that the multiple methodologies used provided a comprehensive assessment of the tree by the City's Urban Forester and the Arborist. Commissioner Minor stated that he believed it important to save the tree even with hollow space and the amount of decay in it. When weighed against the tradeoff with water quality and flood mitigation in the surrounding neighborhoods, he would vote against the motion on the floor in favor of Commissioner Lindley's proposed alternative motion for Option 3, Alternative 1 as a compromise.

Lastly, Commissioner Minor stated that he supported Commissioner Dozier's request for an after action report. Regarding CAC agendas, one week's lead-time to read and absorb 900-pages of technical information, at a future meeting, he wanted to discuss the amount of time the CAC, IA Board, and the public have to review voluminous reports and agenda material.

Mayor Dailey stated that he strongly supported the substitute motion on the floor, and should it fail, he supported Option 3, Alternative 1. After hours of public comment, only two people spoke to the quantity of stormwater and impacts of it on the Southside. He reminded everyone that stormwater management was a 20-year priority issue for the community. In the past 10 years, Leon County spent in excess of \$13 million on stormwater south of Tennessee Street. Including damming and scraping Lake Munson to remove the polluted sediment and returning the water; and was scheduled to do so again in the future.

The City of Tallahassee spent in excess of \$58 million in stormwater improvement from Tennessee Street southward. Including the Lower Central Drainage Ditch, Madison Street, Gaines Street, and Emery Court. Flood mitigation was also a priority of Blueprint Intergovernmental Agency who spent in excess of \$29 million addressing the flooding issues from Leon High School, Franklin Boulevard, through Cascades Park, the entirety of FAMU Way, connecting to the Chain of Lakes, into Munson Slough where it entered the Floridan Aquifer and discharged at Wakulla Springs.

Collectively, the three local governments have spent \$100 million to date, south of Tennessee Street, on stormwater management. The conveyance of stormwater and the impact to neighborhoods was a 20-year priority that he intended to uphold. He spoke of standing room only City Commission meetings where residents of Jake Gaither and Bond communities spoke of the flooding that happens in any rain event because of water that backs up from Lake Henrietta, into Silver Lake, which spilled also onto the golf course itself. This project was years in the making and it was important that the IA Board fulfilled the commitment made.

Regarding other issues brought forward throughout the process, Mayor Dailey stated that the City was recently sued over the process on FAMU Way and Capital Cascades Trail Segment 3 and won in court. Furthermore, concerning the health of the tree, he trusted the local experts, who performed borings of the tree and found it lacking structural integrity. He noted that the IA Board increased the risk for liability through keeping the trees despite knowing that they were structurally

insecure. He expressed his pride in Tallahassee for being a Tree City USA and having a tree canopy that covered 55% of the municipality. And reiterated his support for the substitute motion on the floor.

Commissioner Richardson stated that he put forward the first motion, for Option 5, in recognition of the effort, passion, energy, and time that citizens put into bringing it to the IA Board. He respected the environment and the City's support to the efforts that have doubled the size of the urban tree canopy for Tallahassee. He spoke to the vibrant African-American neighborhoods that once existed around Tallahassee that no longer existed because of decisions made by Commissions past.

The City and County both supported current commitments to revitalizing previously neglected neighborhoods such as Bond, Frenchtown, Griffin Heights, and South City. He expressed sadness that only a hand full of the many speakers addressed the human element. He challenged the tree advocates to help the City and County revitalize those areas and make those communities as healthy, vibrant, and successful as the communities in which they lived. He hoped that once resolved, the tree advocates supported the City and County through comparable interest, energy, and compassion, enthusiasm, and passion for ridding all communities and neighborhoods of crime, dilapidated housing, and inferior educational opportunities, etc.

Commissioner Richardson further stated that the City sought to bring about development through the extension of FAMU Way. For the Southside to become a destination within Tallahassee. He called upon the public to help the City, Blueprint, and the County to build that. He believed that was the aspiration of all of Tallahassee's citizens and that it could be achieved by working together.

Commissioner Desloge stated that many people expressed that they were unaware of trail project, he felt it important to note for the record the public engagement efforts of Blueprint, including: 13 community meetings, 16 media releases, 16 direct mailings, four door-to-door outreach efforts. Staff distributed 1300 flyers, published two citizen surveys, website, social media engagement, and held numerous one-on-one conversations. Participated in the FAMU Way CAC and held 23 public meetings going back to 2008.

Commissioner Desloge further stated that while he could get to Commissioner Lindley's proposed alternate motion, it was a nice gesture of compromise; he would support the motion on the floor. To Mayor Dailey's point, the community had invested \$100 million toward stormwater management and turning their backs on it was illogical.

Commissioner Desloge repeated the substitute motion for Options #1 and #2.

The substitute motion passed 9-3.

Commissioner Dozier stated that having time to discuss the Blueprint 2000 projects, how they evolved through the years, and the 2020 projects could be

helpful. Specifically after action discussions on how information and project status was communicated online and in (agenda) materials, through multiyear projects. How information on parallel projects was available through one source. How to digest comments about public engagement and the CAC.

Commissioner Lindley stated that she would expand that to all public relations and marketing. People receive information through a myriad of sources, from traditional to a variety of social media outlets. As an organization, it was crucial to increase efforts around communicating information to the citizens. She felt that relevant to many of the concerns expressed by several Commissioners throughout the meeting.

Commissioner Dozier agreed and stated that Blueprint 2000 operated with different technology, ways of communicating, and a different level of development activity in the community. She intended for the motion she was designing, or a future agenda item on General Business, to determine holistically how to communicate better with citizens, beyond the project communication plans, and with new technology, good engagement, and level of infill of questions that would come through the next 20 years.

Ben Pingree stated that he understood her request for a comprehensive report on how Blueprint was moving forward with effective public engagement, across all platforms, moving from Blueprint 2000 to 2020. Comm Dozier clarified that it also was an opportunity to reflect on the two projects discussed throughout the meeting, one in the early stages of development and the other in the later stages of construction.

Commissioner Minor stated that in addition to that, he would like to explore what type of response the IA Board had to assertions by the public, such as the Wakulla Springs Alliance letter on water quality or public comments made in Chambers that evening. He thought that a response made to statements made by the public was part of a comprehensive public engagement process. For example, statements by credentialed professionals that conflict with the findings of Blueprint.

Commissioner Dozier moved, seconded by Commissioner Lindley, for a comprehensive public engagement plan and after action report that also included the requests by Commissioner Lindley and Commissioner Minor.

Commissioner Matlow stated that he supported the motion and clarified that, as he understood it, it was not a comprehensive report of past practices but to address the issues brought forward by the CAC for example, to identify failures and determine how to implement improvements. Commissioner Dozier stated that the 'after action' language was specific. She referenced the County's after action reports, produced following the hurricanes of the past three years, stating that while that level detail was not necessary, reflecting on what occurred and proactively and creatively addressing the future.

The motion passes 12-0.

Noting the lateness of the meeting, Commission Desloge questioned if the remainder of the items could be deferred to December 2019. Ben Pingree stated that the three remaining items were specifically requested to occur at the September IA Board meeting. He also noted that there were public speakers for Item #12.

Commissioner Lindley moved, seconded by Commissioner Desloge, to adjourn the remaining three items to the December 12, 2019 IA Board meeting.

Commissioner Minor requested to hear the speakers present even if the items were deferred to December.

Commissioner Proctor suggested that the three items be at the top of the December agenda.

Commissioner Williams-Cox noted the heft of Blueprint agenda and expressed concern over pushing the remaining items to December.

Commissioner Williams-Cox offered a substitute motion, seconded by Commissioner Maddox, to continue through the agenda as submitted.

The substitute motion passed 10-2.

12. Acceptance of the Report on the Blueprint Relocation Policy and Procedures Manual and Incentive Offer Program

Speakers:

Max Epstein, 1001 San Luis Way, spoke to perceived discrepancies and discrimination in relocation payments.

Commissioner Proctor stated that in his review of the schedule of payments, specifically requested from Blueprint staff, it appeared that Blueprint paid owners beyond the appraised value of properties. He found no evidence of the allegations made captured in the data.

Charles Stratton, 964 Rose Bay Court, spoke of his 40-year eminent domain law career and experience representing clients against Blueprint. He asserted that Blueprint had a reputation as a condemning authority, and not following the constitution of Florida or the United States that provides for just compensation under the 5th amendment and full compensation under the Florida constitution.

Mayor Dailey questioned how many Blueprint lawsuits remained open , specifically on the 3DB Regional Stormwater Facility project, in regards to condemnation, and if those were open for price discrepancies, eminent domain proceedings, or the violation of state or federal law. Kirsten Mood stated that three condemnation suits relevant to the subject project, only one of which involved an unrepresented owner.

The suits remained open to resolve title issues and determine heirs. The Mayor confirmed that the suits were on title issues, not process or valuation. Mrs. Mood confirmed.

Commissioner Proctor requested to see federal or state policy or requirements in reference to Mr. Stratton's comments. He further questioned if the federal relocation policy was violated, would the venue jurisdiction be federal, not state. Kirsten Mood state that if the project involved federal funds and Blueprint violated the federal relocation policy that would be the case; however, to be clear, the project did not and would not involve federal funds.

Jim Spalla, PO Box 1973, spoke of his 50-year eminent domain law career and encouraged strict compliance with the benefits relocation package, passed by Congress in 1970, and adopted by the State of Florida, that was created because of the destruction of minority neighborhoods. One of the benefits included assistance with finding homes to move folks into; it provided a fair process and negated some of the problems experienced through eminent domain proceedings.

Commissioner Proctor requested the use of relocation consultants to advocate for residents specifically for projects on the Southside.

Autumn Calder reported on Blueprint's Relocation Policy and Manual as well as the Incentive Offer Program that operated as a program, the addition of a Right of Way Manager, as approved in the budget earlier in the evening. This position would also manage the relocation consultants, which Blueprint already used on projects, including FAMU Way. Kirsten Mood clarified that eminent domain proceedings and the full compensation and incentive offer program involved only property owners. The Blueprint Relocation Policy, adopted in June 2011, provided relocation benefits to residents and businesses, mostly tenants. The options for IA Board consideration would update the relocation policy align with updates to the FDOT Right of Way Manual since 2011.

Commissioner Dozier moved, seconded by Commissioner Proctor to approve Options #1 and #2:

Option 1: Accept the Report on the Existing Blueprint Relocation Policy and Procedures Manual and Incentive Offer Program.

Option 2: Direct staff to bring back an agenda item to update the Blueprint Relocation Policy and Procedure Manual and Incentive Offer Program consistent with Updates A through D.

- A. Increase moving cost schedule**
- B. Increase maximum relocation housing payment**
- C. Increase maximum business reestablishment expenses**
- D. Update incentive offer program to match FDOT**

Commissioner Dozier questioned the references to the 2011 FDOT Right of Way Manual and requested that the future agenda item clarify if FDOT still used it. She noted that she struggled with the rental portion of the policy because of the low inventory of rentals in the affected communities and at comparable price points. The displacement of people through necessary infrastructure improvements required creative solutions to rehousing. She offered options of a City-County Land Trust that focused on affordable rental housing for the displaced. She did not want to mix the compensation and affordable housing issues, and wondered if something could be done for a long-term benefit.

Ben Pingree stated that the second component would be addressed in the next agenda item. Regarding FDOT policy updates, he clarified that it would be covered in the future agenda item of the motion on the floor.

Commissioner Matlow stated that everyone wanted to do right by people and needed the policy in place that supported it. If the federal policy provided greater benefits for people, Blueprint should adhere to it rather than recreate the wheel. He also expressed concern with the rental displacement and the discrepancy between former and new rental rates.

Commissioner Minor supported Commissioner Dozier on rental rates and clarification of federal policy and the implications of moving toward it for Blueprint. Ben Pingree clarified that the direction is to gain an understanding in the analysis of how FDOT utilized their and the Federal policies. The assertion by the speaker was that FDOT was not following the 2011 Right of Way Manual. If Blueprint had clarity that FDOT was using the 2011 Right of Way Manual, and Blueprint mirrored that it was also informative. Commissioner Minor stated that he would like the agenda item to address those points as well as, what could be done for Blueprint to come close to the federal guidelines or the implications of adopting them.

Commissioner Matlow requested that it include what governed relocation prior to 2011. Autumn Calder stated that prior to 2011, the majority of projects were on state roads and therefore Blueprint followed state policy. The early portions of Capital Cascades Trail required right of way acquisition on Franklin Boulevard, staff would research the policy used and provide an update.

Commissioner Dozier requested information on how the policy could be applied equitably across large and small projects.

The motion passed 12-0.

13. Consideration of a Blueprint Affordable Housing Policy and Approval of a Proposed Revision to the Blueprint Real Estate Policy to Support Affordable Housing

Ben Pingree provided a brief report on the process by which Blueprint might expend sales tax funds for land acquisition to support affordable housing. Essentially, when a taking of affordable housing stock occurred through the Blueprint eminent domain process, Blueprint would move to keep that same level of stock.

Commissioner Minor quoted the statute's definition of affordable, "...if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark." If understood correctly, that was based on an individual case on a particular household at that time. If true, it did not apply to Blueprint's definition of affordable.

Commissioner Lindley interjected with a compelling appeal to postpone the remaining two items. Commissioner Dozier concurred stating that doing so would position the IA Board to make better policy decisions.

Commissioner Lindley moved, seconded by Commissioner Dozier, to table the remainder of agenda to the December 12, 2019 IA Board meeting.

Commissioner Williams-Cox stated that she had one request of Blueprint staff for the December 5, 2019 IA Board meeting that required IA Board direction.

Commissioner Lindley consented and rescinded her motion.

Commissioner Williams-Cox requested pursuing locating a grocery store in the vacant building in the Griffin Heights area, possibly at Harlem and Alabama Streets, in order to provide a grocery store for the neighborhood.

Commissioner Williams-Cox moved, seconded by Commissioner Desloge, authorizing OEV to research the property and option for sale to be presented at the December IA Board meeting.

The motion passed 12-0.

Commissioner Lindley moved, seconded by Commissioner Dozier, to continue Item #13 and Item #14 to the December 12, 2019 IA Board of Directors meeting.

The motion passed 12-0.

14. Acceptance of the Blueprint 2020 Beautification and Improvements to the Fairgrounds and Northeast Park Status Report with Cost Considerations to Advance the Projects

VII. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission

VIII. ADJOURN

The meeting adjourned at 12:28 a.m. Friday, September 6, 2019.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting
is scheduled for
December 12, 2019 at 3:00 p.m.*