

# Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

**Date:** January 30, 2020  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors Meeting of December 12, 2019

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## **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
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 pulled Item #2 for discussion.

## **IV. CONSENT**

1. Approval of the September 5, 2019 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

Option 1: Approve the September 5, 2019 Blueprint Intergovernmental Agency Board of Directors meeting minutes.

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

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

4. Acceptance of the Blueprint Intergovernmental Agency Annual Performance Report.

Option 1: Accept the Annual Performance Report for the period covering June 2018 – September 2019.

5. Acceptance of the Southwest Area Transportation Plan Final Report.

Option 1: Accept the Southwest Area Transportation Plan Final Report.

6. Acceptance of the Status Report on the Procurement Process for Strategic Communications and Marketing and Graphics Continuing Services Contracts.

Option 1: Accept the status report on the procurement process for Marketing and Graphics Services and Strategic Communications continuing services contracts.

7. Approval of a Local Funding Agreement with the Florida Department of Transportation for Pedestrian Crosswalk Improvements on South Monroe Street.

Option 1: Authorize the Intergovernmental Management Committee to approve execution of a Locally Funded Agreement with the Florida Department of Transportation for the construction of pedestrian crosswalk improvements on South Monroe Street.

8. Authorization to Proceed with Procurement of Continuing Service Agreement Contracts for Design Services.

Option 1: Authorize staff to advertise, negotiate, and award Continuing Service Agreements for design services with IMC approval.

9. Acceptance of the Status Report on the Emerging Florida Hemp Sector in the Capital and Northwest Florida Region.

Option 1: Acceptance of the Status Report on the Florida Hemp Sector in the Capital and Northwest Florida Region.

**Mayor Dailey moved, seconded by Commissioner Richardson, to approve Consent Agenda Items 1, 3, 4, 5, 6, 7, 8, and 9.**

**The motion passed 11-0 with Commissioner Maddox absent from Chambers.**

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

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

### **Speakers:**

Stanley Sims, 1320 Avondale Way, spoke on equality in eminent domain proceedings, public safety, and bridging economic gaps.

Michael Rosenthal, 4045 Kilmartin Drive, spoke in opposition to the Northeast Gateway project preferring the no-build option.

Steve Martin, 2025 Stonegate Drive, spoke on the appearance of diversity but not in thought throughout local government committees.

John Hedrick, 1551 Cristobal Drive #J, addressed the IA Board with questions on Capital Cascades Trail (CCT) Segment 3 and Airport Gateway.

### **III. PRESENTATIONS**

- Citizen Advisory Committee Chairman's Report:  
J.R. Harding provided a summary of the December 5, 2019, Citizen Advisory Committee's (CAC) meeting that included the transition of Chairmanship to Ms. Elva Peppers with Jim McShane accepting the role of Vice-Chair. Regarding the Northeast Gateway project, the Chair reported that the CAC supported the position of the Killlearn Homes Association for Alternative 1 with conditions as well as Alternative 3. The CAC also supported the recommendation of revisions to the Blueprint Real Estate Policy and the Blueprint Relocation Policy and Procedures Manual. Lastly the CAC is scheduled to have retreat on Wednesday, February 12, 2020 with Blueprint and OEV staff.
- Autumn Calder noted that Item #2, the Status Report on Blueprint Infrastructure Projects would be taken up under General Business and provided a few additional updates including:
  - The selection of Genesis-Halff, Inc. for the design of the Orange-Meridian Placemaking project with public engagement beginning early in 2020.
  - CCT Segment 3 Amenities at Coal Chute Pond, a Skateable Art installation, the History & Culture Trail, a green restroom at the playground, and the St. Marks Trailhead. Blueprint was hosting an open house style Community Breakfast Conversation on Saturday, December 14, 2019 to provide information on the Segment 3 amenities and gather community input on the design of a new gathering space at the regional pond.
  - The selection of RS&H for the design of Northeast Connector: Bannerman Road. Preliminary public outreach began in Fall 2019 through two "pop-up" events at the Northtown Get-down.
  - The completion of the Southwest Area Transportation Plan furthered progress on the Airport Gateway project with procurement of a design consultant scheduled for Spring 2020.
- Cristina Paredes provided a brief summary on the status of the Office of Economic Vitality projects including that the Open4Biz Hurricane Business Map app launched for Hurricane Michael won a Silver Award from the International Economic Development Council and for a Trending Local Government Innovation Showcase Award. Shop Local business efforts, media engagements, business outreach and technical assistance also. Lastly, on January 10, 2020, the Economic Vitality Leadership Council would host a Strategic Plan Workshop in preparation for the IA Board's March workshop on the strategic plan.
- Darryl Jones provide a brief summary on the status of the Minority Women Small Business Enterprise (MWSBE) Division's quarterly activities including updates on the consolidated MWSBE policies, reciprocity with the State Office of Supplier Diversity, two industry academies with 74 attendees, and 19

- certifications or new certifications. Taxable sales were up 11%, year over year, with the expectation of an increase for December 2019 as well.
- Drew Dietrich provided a brief summary on the status of the Business Vitality Division's quarterly activities including OEV cohosting two hemp summits with the Apalachee Regional Planning Council to support the emerging industry in the regional economy, support for entrepreneurship through Tallahassee Startup Week, support and expansion of the Government Technologies market, and business development updates that involved a site visit with one of the world's largest private companies that represented more than \$9-billion in revenues in the electronics industry. OEV staff engaged them with stakeholders, at the MagLab with a key takeaway of their surprise with the offerings of Tallahassee and described the city as "being on the cusp" with technology and business development.
  - A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Proctor spoke to the need to simplify the academic nature of the language used in presentations and marketing material to reach the broader audience. He questioned the decision to consolidate the two MWSBE programs. The new program seemed to lack accountability at the County or within the OEV program. He could not speak to the City's processes, however, consolidation seemed to have weakened the MWSBE program. He felt as if there was less collaboration with the purchasing department(s), contractors, etc. He suggested that the County consider reverting to the earlier structure of an independent MWSBE office. As it stood, the single digit percentages of business for women and minority owned business was simply not enough.

Commissioner Maddox noted the gravity of the issue and stated that the intention of consolidation was to strengthen the MWSBE programs. Ben Pingree stated that data trends supported the assessment of a fortified program through consolidation. The January 30, 2020 IA Board agenda would include an item for the new MWSBE policies and a current performance report of actual expenditures of City and County with MWSBE certified vendors. A December 10, 2019 Board of County Commissioners (BOCC) agenda item included an analysis of County spending and noted that the County exceeded their target goals. Staff was actively preparing the same analysis for the City. He understood and respected policy decisions to consolidate or potentially separate the programs in the future, however, based on his expertise in economic development, he stressed the importance of having the MWSBE Division as the "number two" in the economic development office.

Darryl Jones stated that a distinguishing factor of the consolidated MWSBE program was the recognition of the vital role that minority and women owned and small businesses fill in the local economy. Furthermore, procurement opportunities made available through the City, County, and Blueprint would operate under a unified set of policies, consolidated processes and goals, and, with the support of the IA Board, provide the ability to expand the business available through the certification and procurement process. Under the proposed new policies and processes vendors would be criterion awarded points for participating in mentor-protégé or joint venture partnerships in order to grow the MWSBE's experience and capacity to qualify as a

prime on future contracts. Through those ecosystem partnerships, businesses that aid OEV to create jobs would be awarded points through the procurement process. All the while creating opportunity and showing greater economic impact for the MWSBE program. That comes through IA Board direction and the consolidation of both programs.

Commissioner Desloge appreciated the overview and requested a memo or agenda item to the IA Board with additional follow up.

Commissioner Minor applauded the progress of the consolidated MWSBE program and expressed concern with the “good faith” clause. He noted the increased use of the clause with contractors citing the economy and busy with other work making it harder to find MWSBE’s to satisfy the requirements of the requests for proposal. He requested that the memo include the steps required when a bidder exercises the “good faith” step and compare that to the experiences, efforts, and results of other communities.

Commissioner Dozier stated that based on her experience in the construction industry it was important that the IA Board support strengthening entrepreneurship. The issues between MWSBE certification and increased capacity of entrepreneurs worked hand in hand. She requested that the sole-proprietor graphic from the OEV status report presentation be emailed to her.

Regarding the Hemp Summits, Commissioner Dozier commended OEV for their efforts noted the attendance, more than 200 farmers at the Mariana, FL summit, and the deep dive into business development with many business owners at the Tallahassee Summit. She spoke to full life cycle of this emerging industry noting that a company such a Divvy Up Socks, a local, DOMI supported startup, could one day carry a line of hemp socks that were grown and processed regionally.

## **ITEMS PULLED FOR DISCUSSION**

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

#### **Speakers:**

Brian Lupiani 607 McDaniel Street, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way.

Max Epstein, 1001 San Luis Road, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way citing health concerns with stormwater ponds.

Lucia Sommers, 1611 Milton Street, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way citing health concerns with stormwater ponds.

Katherine Mears, 2005 Gardenbrook Lane, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way citing health concerns with stormwater ponds.

Vynessah Dasher, 2309 Old Bainbridge Road, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way.

Wis Benoit, 1916 Meridian Street, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way.

Lori Finkel, 1125 Groveland Hills Drive, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way citing health concerns with stormwater ponds.

Tammy Brennan, 1109 Rosewood Drive, requested the IA Board reconsider the approval, at the September 5, 2019, IA Board meeting of Pond 3DB along FAMU Way citing eminent domain concerns.

Leslie Harris, 2022 Hillsborough Street, expressed concern with the affordable housing policy and spoke about concerns with the Airport Gateway project.

Christic Henry, 3121 Pontiac Drive, spoke in support of project development and engagement that supported residents of the project area.

**Commissioner Minor moved, seconded by Commissioner Desloge, to bring back a future agenda item to discuss potential health hazards of stormwater ponds and if it rises to the level for action to be taken, survey other communities for how they have mitigated the health effects.**

Commissioner Dozier stated that the County, City, and Blueprint were all in the position of cleaning up past stormwater mistakes that would be a long term process, not only of cleaning up the water but also learning more and gaining the technology to do better in the future. Stormwater ponds were not designed to meet the recreational standards referenced by earlier citizen comment; additional signage might be an alternative for increased public safety. She stated that Blueprint constructed the ponds, however, ongoing operation and maintenance issues fell to the City and County. She encouraged the individual Commissions to address it respectively and to collaborate on solutions.

**Commissioner Dozier offered, accepted by Commissioner Minor, a friendly amendment to motion: to include information on water quality standards for recreational use and stormwater, how standards have changed through the years, and how staff intends to incorporate new technology.**

Commissioner Minor clarified that the intent of his motion was not to elevate the water quality of stormwater ponds to that of recreational standards. His intention was to increase transparency on the health and safety of stormwater ponds in Tallahassee-Leon County. Furthermore, recognizing that multiple agencies constructed and managed ponds in the area and that Blueprint was only responsible for the ponds constructed by the Agency, Commissioner Minor encouraged staff discretion for which ponds were included and expected a comprehensive report.

Commissioner Dozier requested clarification on floodplain compensation mitigation. Autumn Calder stated that the Capital Cascades Trail system provided flood reduction benefits however, parts of the Trail impacted the flood plain, therefore compensation for that impact was provided in Pond 3DB. Commissioner Dozier noted the importance of the distinction and encouraged staff to unpack that more in the future. However, it was accurate to say that the Capital Cascades Trail series of ponds was intended to reduce flooding through the systems and was accomplishing that intention. Autumn Calder confirmed Commissioner Dozier's assertion and stated that there was significant flood reduction along the Capital Cascades Corridor specifically along South Monroe Street.

Commissioner Matlow stated that he pulled the item in order for the IA Board to discuss who maintains the ponds, particularly the ones constructed by Blueprint because of the active nature of amenities around them. Whether the ponds were toxic or not, they were aesthetically unappealing especially where children might be playing near them. He felt it important to investigate new technology and alternative solutions to reduce algae.

Ben Pingree stated that it would be a comprehensive report that warranted an expansive approach by Blueprint, City, and County staff.

**The motion passed 12/0.**

Commissioner Maddox referenced Commissioner Dozier's earlier comments on operations and maintenance of ponds by the City and County. He stressed the importance to each Commission taking up the issue of nutrient removal. Furthermore, he spoke to the history of stormwater issues and mitigation initiatives developed by the residents. The work was a long time in the making and the community was witnessing the fruition of the efforts of citizens working with government.

Regarding comments from Leslie Harris, Commissioner Dozier, requested that clarity on the Providence Neighborhood stance regarding Levy Avenue be clarified in a future Airport Gateway agenda item.

Regarding sale of surplus property, page eight of the agenda item, Commissioner Dozier spoke to the bid for 1231 Stern Street by Casey Rychilk, the high bidder for the property. She understood that staff complied with the policy however, easements discovered after bid submittal changed the value of the land. Mr. Rychilk sent a letter to that effect in June 2019. Based on the current policy, bids could not be amended after opening, which she understood. However, Mr. Rychilk did not receive notification that his letter was considered a withdrawal of his bid until September 2019, after the bid was awarded to the second highest bidder.

Commissioner Dozier raised the issue because Mr. Rychilk focused on affordable housing and rehabilitating homes in the Sterns Street area. The IA Board missed an opportunity with that sale to get replacement, affordable housing funded by a private sector builder. She requested a review of the process to ensure clear communication, coordination with City Procurement, and achievement of IA Board goals.

**Commissioner Dozier moved, seconded by Commissioner Proctor, to bring back a future agenda item to review the policy for how Blueprint coordinates the sale of surplus property with City Procurement; specifically, the process and how communication is address, on bids for the sale of surplus property.**

Commissioner Bryant requested validation that Blueprint staff followed the process. Ben Pingree confirmed that staff complied with the process.

Commissioner Matlow suggested that in the future, contested issues, such as the sale of Sterns Street property, be brought to the IA Board for public conversation and a decision.

**The motion failed 4/7 with Commissioners Bryant, Richardson, Williams-Cox, Desloge, Lindley, and Maddox and Mayor Dailey casting dissenting votes; and with Commissioner Minor out of Chambers.**

Commissioner Williams-Cox thanked the individuals who brought to light the health of stormwater ponds and the risk to children. She further requested that they also be concerned with education and volunteer in schools; with gun violence and requested their assistance with that issue also. She encouraged active participation on all health issues in African-American communities.

**Commissioner Williams-Cox moved, seconded by Commissioner Desloge, to accept the December 12, 2019 Status Report on Blueprint Infrastructure Projects.**

**The motion passed 11/0 with Commissioner Minor out of Chambers.**



## V. GENERAL BUSINESS / PRESENTATIONS

### 10. Acceptance of the Northeast Gateway Status Report and Consideration of the Substantial Amendment Process

Autumn Calder and Ryan Wetherell, Consultant Team Project Manager with Kimley Horn & Associates, provided a brief presentation on the status report of the Northeast Gateway including:

- Project purpose and need, history, planning, voter approval, Project Development & Environmental Study (PD&E), community feedback, IA Board direction to advance the evaluation of alternatives, and traffic modeling analyses and coordination.
- Public engagement and community collaboration through meetings, presentations, and four “pop up” events. Specific groups included with Killlearn Homes Association (KHA), Keep It Rural, Grow Tallahassee, and Citizen Stakeholders. Public comments were included in the original agenda material and the agenda modification.
- KHA endorsement to initiate the substantial amendment process for Roberts Road only or for Roberts and Shamrock Streets, on two conditions: that the projects be fully funded and that Roberts Road open first. (Presented as Corridor 3 and Corridor 1 respectively.) The Blueprint CAC supported this option also.
- The analysis of the traffic modeling including:
  - Focus on the 29 primary arterial and collector roadways of northeast Tallahassee; considering principal or major roadways and minor roadways also. Welaunee Boulevard was included as a principal arterial for modeling purposes.
  - Two independent peer reviews of data input and results at the end.
  - Evaluation criteria specific to traffic modeling that also connected to the purpose and need component for the project including regional mobility, relief to canopy and primary roads, and potential to support a future Interstate-10 (I-10) interchange.
- The original project description called for a four-lane Welaunee Boulevard, north and south of I-10. However, the traffic modeling process determined two-lanes to be sufficient for the area. The original requirements for right-of-way would be reserved in order to accommodate future transportation needs along the corridor. The reduction to two-lane roadways would reduce the total construction cost of the project.
- Alternatives for IA Board consideration outlined in the agenda material and presentation slides. Staff recommended the Corridor 1 as it was most consistent with the purpose and needs criterion through the 2045 evaluation model and could be achieved within the approved project budget.
- Cost comparisons and economic benefits that supported the potential development of approximately 6,000 acres identified in the Welaunee Critical Area Plan that could include 6,500 homes and 4,500 new jobs over the next 20-30 years.

- The proposed I-10 exchange, while not yet approved, was included in the CRTPA's Long-range Transportation Plan and the Florida Department of Transportation's I-10 Master Plan. Furthermore, an I-10 exchange provided enhanced roadway connectivity, improved roadway safety through reduced congestion and relief to adjacent interchanges. It also increased leveraging opportunities with state and federal partners.
- Next steps included continued community engagement with focused stakeholder groups, a public meeting on alternatives (Spring 2020), and a public hearing to finalize the PD&E Study (Fall 2020).
- A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Speakers:**

Max Hurle, 117 South Gadsden, spoke on behalf of the Killlearn Homes Association, in favor of Option 1.

Gloria Arias, 2211 Killarney Way, spoke in favor of Option 1.

Debbie Dantin, 506 Frank Shaw Road, spoke on behalf of the Killlearn Homes Association, spoke in favor of Option 1.

Mike Rychilk, 9601-66 Miccosukee Road, spoke in favor of Option 1 and greenway connectivity.

Sarah Rychilk, 9601-66 Miccosukee Road, spoke in favor of Option 1 and greenway connectivity, prioritization in the project delivery, and desire for 500-1,000 foot width along canopy roads.

Pamela Hall, 5051 Quail Valley Road, spoke to the cost of commuting and encouraged investing in functional transit.

Scott Hannahs, 5051 Quail Valley Road, spoke in favor of Option 1 with note that you can't build your way out of congestion.

Danielle Irwin, 3185, Ferns Glen Drive, spoke in favor of multi-modal transportation and green alternatives for roadway construction.

Stephen Martin, 2625 Stonegate Drive, spoke of his engagement with the Welaunee project.

James Walters, 3222 Shamrock Street East, spoke in favor of Option 3.

Dave Lang, 6025, Roberts Road, expressed concerns with two sides of his tree farm fronting the proposed new construction at Roberts Road. He requested working with Blueprint, City, and County staff on issues including: privacy, trespassing, and poaching, on stormwater maintenance, and noise issues.

Diane Walters, 3222 Shamrock Street East, spoke in favor of Option 3.

Shirley Kerns, Buckhead Homeowners Association, expressed concerns about the location of the Northeast Gateway project and 1-10 interchange and impacts to the Buckhead neighborhood.

Mayor Dailey encouraged staff to work closely with the Lang family given the significant and direct impact to their property by the project. He referenced discussion from a meeting between himself, the BOCC Chair, and the Leon County School Board Chair (Mayor/Chair/Chair Meeting) and considerations raised there to include working with the school district regarding the Roberts Road connection, provide relief to Roberts Elementary and Montford Middle Schools specifically with ingress/egress to the properties for drop-off and pick-up traffic flows.

**Mayor Dailey moved, seconded by Commissioner Richardson, Option 1: Initiate the process to significantly amend the project consistent with Corridor 1 – Welaunee Boulevard extends to Roberts Road and the Shamrock Extension. Direct staff to schedule the first public hearing for the Blueprint Citizens Advisory Committee (CAC) meeting on January 16, 2020 and the second and final public hearing for the Blueprint IA Board meeting on January 30, 2020, at which time a supermajority vote will take place to modify the project. And include the language from the Killearn Homes Association letter, with the additional requirement to open Roberts Road concurrently with the Shamrock Street extension.**

Commissioner Bryant spoke to the collaborative process and arrival at a conclusion that benefits the majority of the community.

Commissioner Dozier also spoke to the collaborative process noting that many conclusions could be drawn from the conceptual drawings established for the Sales Tax Committee in 2014. The push through public engagement to perform studies earlier in the process supported improved options for the community.

Regarding traffic congestion, Commissioner Dozier stated that work on Capital Circle predated Blueprint 2000 and continued into the Blueprint 2020 program. Speaking as a CRTPA Board member she stated that they were aware of the congestion challenges at Mahan Drive and Capital Circle, in particular. She encouraged the IA Board and Blueprint staff to work with CRTPA as the Northeast Gateway Project progressed as she anticipated the construction to cause some issues there. She also suggested partnering with StarMetro regarding bus routes to outlying areas in the County in order to provide extended service and alleviate traffic congestion. Possibly mixed income housing developments as well.

Commissioner Lindley reminded the IA Board of the holistic philosophy of Blueprint projects and that roadways were not intended to be vehicle centric. The Blueprint promise combined recreation, environmental and transportation, and made the effort through connectivity to reduce the focus on vehicles.

Commissioner Matlow also spoke to the collaborative process and requested clarification on funding. Ben Pingree stated that the reduced footprint to the two-lane option north of I-10 offset the increase of including the Roberts Road option allowing the project to stay within the approved \$42-million budget.

**The motion passed 10/0 with Commissioners Minor and Proctor out of Chambers.**

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

Autumn Calder provided a brief presentation on the status of the Fairgrounds and Northeast Park projects including:

- Enhancement of existing use of the Fairgrounds and provide new infrastructure to support the expanded uses for an estimated \$12-million.
- The North Florida Fair Association (NFFA) lease of the Fairgrounds extended to 2067.
- The new Northeast Park was estimated to cost \$10-million.
- Leon County completed phase one of the project, a two-mile trail, in January 2018.
- Neither project was currently included in the current five-year Capital Improvement Plan (CIP) however, they were the next two projects to be funded from the approved Blueprint 2020 project list.
- Funding options for advancing the projects included:
  - Advancing the projects to fund both in the current CIP and possibly risking delays to three higher-ranked project schedules.
  - Expedite funding and construction of both projects through an additional \$26-million bond. At current rates that would also incur approximately \$2-million annually in debt service and \$9-million in interest.

**Speakers:**

Mark Harvey, 441 Paul Russell Road, spoke in favor of infrastructure improvements and expressed that the NFFA looked forward to collaboration with staff.

Pam Hall, 5051 Quail Valley Road, spoke in opposition to the Northeast Park location noting that it was outside of the urban services boundary. She suggested locating it closer to the elementary and middle schools to better serve families.

Commissioner Desloge spoke to the time involved in the prioritization of Blueprint 2020 projects and possible alternatives. He also held firm to the position of only reprioritizing projects when warranted through material differences for better opportunities such as gift of land. The impact of reprioritization to funding,

especially thorough additional bonds, in effect eliminated projects farther out in the schedule.

Mayor Dailey stated that there was incredible opportunity for redevelopment of the 52-acre Fairgrounds property. He suggested a study of highest and best use alternatives in order to re-energize South Monroe Street as the 2015 Market Feasibility Study affirmed the use of the Fairgrounds within the terms of the existing lease with the NFFA. He respectfully encouraged the County address the severance of the lease with NFFA and declared his support as Mayor and for the conversations to occur at the City Commission as well.

Mayor Dailey further stated that with the shortage of workforce housing, mixed-use development, grocery stores, jobs, and educational opportunities in Tallahassee-Leon County and such a large parcel of centrally located land, it was imperative that the Commissions engaged the issue.

Mayor Dailey stated that the location of the Northeast Park was also discussed at the Mayor/Chair/Chair meeting. He felt that the conversation was another issue that needed to begin with the BOCC because the project originated with the County prior to becoming a Blueprint 2020 project. The property off Proctor Road was outside of the urban services boundary which contributed to urban sprawl. He encouraged the County to consider in a conversation on available resources for a park in Welaunee. The City was already discussing the possibility of it, supported by the amount of capital available through the Northeast Park project, and what would best serve citizens.

**Mayor Dailey moved, seconded by Commissioner Richardson, to approve Option 1: Accept the status report of the Blueprint 2020 Beautification and Improvements to the Fairgrounds and Northeast Park projects.**

Commissioner Maddox expressed his support for redevelopment of the Fairgrounds and the necessity of a plan to move it forward. It might originate with the County however funding would come through Blueprint.

**Commissioner Maddox offered a substitute motion, seconded by Commissioner Minor, to approve Option 1 plus to bring back a future agenda item to redo the 2015 study and for Blueprint and County staff to collaborate with the Fairgrounds Association on the process.**

Commissioner Williams-Cox supported redevelopment of the Fairgrounds and having a Bannerman Crossing type growth and other economic development drivers for the Southside. She encouraged conversation and collaboration with the NFFA and to update the Market Feasibility Study.

Commissioner Dozier stated that she could not support the motion despite her desire for redevelopment such as the Mayor described. Redevelopment however would begin with the County and City and required public sector interest to see it through. Cox Stadium would be a consideration and making the NFFA whole also.

Regarding the Northeast Park, Commissioner Dozier stated that she consistently voted against that project for all the reasons expressed earlier, particularly though because it was outside of the urban services area. To the discussions at the Mayor/Chair/Chair meeting on park location, she noted that having a park located within the Northeast Gateway Project and near the schools, without reprioritizing the 2020 project list, simply made more sense. Commissioner Dozier encouraged staff to keep the possibility of such development on the radar. Commissioner Desloge noted that while conceptual conversations were in the extreme early stages they were happening. Commissioner Dozier strongly encouraged the conversations.

Commissioner Desloge expressed support of beginning at the County and City level to determine the existence of a market driving force for redevelopment. Should it proceed, collaboration with the NFFA moving forward would be fundamental.

Commissioner Maddox stated that from his perspective the Market Feasibility Study would inform and support the conversations whether the Fairgrounds were improved or moved.

Mayor Dailey agreed that a Market Feasibility Study was the appropriate way forward. However, there were three major differences active now, 1) in the five-years since the last study the City and County working from focused, collaborative ideas for the area, 2) the \$12-million of leverage supported the County's efforts significantly and leveraged with private sector interest carried it further, and 3) the previous feasibility study concentrated on the development of an indoor sports facility whereas the focus currently was on highest and best use. He encouraged the IA Board to pause, for the BOCC to work with the County Attorney on the intricacies of the issue, and to collaborate with the NFFA Board and other stakeholders for how to best move everyone forward.

**The substitute motion failed 3/8 with Commissioners Bryant, Matlow, Richardson, Desloge, Dozier, Jackson, and Lindley casting the dissenting votes and Commissioner Proctor out of Chambers.**

Commissioner Richardson stated that he could not support the substitute motion because of the faith the community placed in Blueprint to complete the projects that citizens voted on and the IA Board approved. That faith was what passed the sales tax extension. The substitute motion, in his opinion, would break that faith through reprioritizing the projects and jeopardizing the funding of those scheduled for the outer years of the program. He supported redevelopment of the Fairgrounds and the economic development of the South Monroe, Tram Road, South Orange Avenue etc. areas. However, the Mayor was correct that the plan and process was essential to success.

Commissioner Dozier clarified, after confirming with the County Administrator, that the 2015 Market Feasibility Study was a complete market feasibility study, the sports complex was a separate study and that Leon County has evaluated the

redevelopment of the area many times. She reiterated the need to make the NFSA whole and the investment that would take.

Commissioner Williams-Cox identified the need to develop a comprehensive approach to redevelop the Fairgrounds.

**The motion passed 10/1 with Commissioner Maddox casting the dissenting vote and Commissioner Proctor out of Chambers.**

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

Susan Dawson provided a brief presentation on a process by which the penny sales tax funds could be used to support affordable housing in the Tallahassee-Leon County community including:

- Revision of the Blueprint Real Estate Policy to formalize the process for Blueprint to consult with the appropriate City or County office to determine if the surplus property was suitable for donation for affordable housing.
- Florida Statutes allowed the penny sales tax funds to acquire land that could be donated to the City or County to be used for affordable housing when Blueprint projects impacted affordable housing stock.
- Blueprint did not have the legal authority to build housing units.
- Land acquisition for affordable housing was allowable under the permissible use section of the Interlocal Agreement. However, because it was not included in the listed projects, if approved, would require a substantial amendment to the Interlocal Agreement wherein Blueprint would include land acquisition to support affordable housing.
- Any land purchased would be funded from Blueprint's portion of sales tax proceeds with the amounts to be determined by the IA Board on a project to project basis through the budget process.

**Speakers:**

Bill Wilson, 1816 Old Fort Drive, spoke in favor of amending the Interlocal Agreement to allow for the acquisition of land to be used for affordable housing.

Commissioner Dozier expressed concern with the amending the Interlocal Agreement to add land acquisition expenditures for affordable housing because of the unforeseeable budgetary impacts. She suggested adding a paragraph or creating a specific section in agenda items to address affordable housing impacts by Blueprint projects.

**Commissioner Dozier moved, seconded by Commissioner Richardson, to approve Options 1 and 2.**

**Option 1: Accept the Report on Blueprint and Affordable Housing.**

**Option 2: Approve the Proposed Revision to Blueprint Real Estate Policy Section 107.12.**

Commissioner Williams-Cox stressed the importance of including low-income housing in conversations on affordable housing also. The individual Commissions often spoke of affordable house, workforce housing, obtainable housing, etc. The label mattered less than the detail that residents of the Tallahassee-Leon County community paid more than 30% of their income for housing.

Commissioner Maddox requested clarification of the process and potential impacts to Blueprint. Ben Pingree stated that the inclusion of affordable housing was not approved by the voters with the sales tax extension. However, the IA Board could add it through the substantial amendment process discussed earlier. As noted by Commissioner Dozier, staff could not predict the financial impacts. That would be determined on a case by case basis for each project moving forward, if the IA Board approved that change.

Ben Pingree further stated that there would be projects, for example, the Northeast Park that would have no impact to housing units because the land was forested. Conversely, other projects such as the Airport Gateway would likely cause impacts to housing units. The project was not yet far enough along to know which properties or how much land would be needed; that information would come through planning and design concepts which would begin in spring 2020. If however, the IA Board approved the revision to the Blueprint Real Estate Policy but not the substantial amendment to the Interlocal Agreement, the balance of those takings could be donated to the City or County for affordable housing projects.

Commissioner Matlow stated that the Airport Gateway project was a great example of impacts to multi-family, veteran, and low income housing. He doubted if the people living there were aware of the conversations happening therefore it was essential that the IA Board do the right thing for the community through ensuring that projects did not intentionally reduce housing stock. The point of the item was for the IA Board to be cognizant early on in the process of how many units could be impacted base on conceptual roadway alignments, for example. On that point, the public engagement with the homeowners associations and directly with residents, who may not be involved with the association, of the upcoming roadway project in order to stay ahead of the eminent domain notices.

Commissioner Williams-Cox supported Commissioner Matlow's comments on early communication for potential takings of property.

**The motion passed 9-0 with Commissioners Proctor and Bryant and Mayor Dailey out of Chambers.**

13. Acceptance of the Revisions to the Blueprint Real Estate Policy and Blueprint Relocation Policy and Procedures Manual



**Commissioner Maddox moved, seconded by Commissioner Richardson to approve Option 1: Accept the Report on the Blueprint Real Estate Policy and Relocation Policy and Procedure Manual.**

Susan Dawson provided a brief presentation on the proposed revisions to the Blueprint Real Estate Policy and the Blueprint Relocation Policy and Procedures manual including:

- Provision of the highest level of relocation assistance and payments to owners and tenants displaced by locally funded projects by matching the requirements under state/federally funded projects.
- Provision of additional relocation assistance benefits to owner-occupants to match the level of Florida Department of Transportation (FDOT) and federal requirement.
- Moving cost schedule was expanded from the current policy.
- Expansion of the maximum rental assistance payment.
- Expansion of the maximum business reestablishment expenses.
- Expansion of the incentive offer program.
- Made less stringent the length of tenant occupancy requirement for maximum payment.
- Inclusion of a new replacement housing payments to owner-occupants.
- The incorporation of an Incentive Offer Program into the Blueprint Real Estate Policy.
- Provision of supplemental payments that exceed the maximum amount of when those replacement housing payments are insufficient to provide for comparable housing within the displaced person's financial means.

**Speakers:**

Jim Spala, PO Box 1793, retired FDOT, spoke in favor of the revisions to the Blueprint Real Estate Policy and the Blueprint Relocation Policy and Procedures Manual and concerns that the incentive offer often gives away money.

Max Epstein, 1001 San Luis Road, spoke on relocation payments to residents of Boynton Stills neighborhood.

Commissioner Matlow stated that it was important that the IA Board guarantee legal representation to homeowners from the beginning, to ensure someone was looking out for their best interest. Secondly, that the IA Board provide for displaced residents the best opportunity available to them under federal relocation guidelines. He wanted to guarantee that the IA Board considered the real world impacts to people's lives at the end of the 42 month payment period.

Susan Dawson stated that the Florida Eminent Domain Statue, Chapter 73, allowed for homeowners to have an attorney whose fees were paid when matters were settled. Regarding tenants however, the law did not include the same provision for legal counsel. There was no legal obligation for any form of government to compensate tenants in the cost of legal representation.

Commissioner Williams-Cox questioned the budgetary impacts of expanded legal representation and stated that it was incumbent on owners, particularly when receiving compensation for legal representation, to work with their tenants to ensure they were safely relocated and not homeless.

Commissioner Dozier stated that she liked the goal but did not see it as feasible. She spoke to the challenge of the costs associated with legal representation for tenants, particularly in multi-family housing units, and suggested that staff explore options and resources such as utilizing mediators, court programs, or partnering with other organizations to provide support in understanding complicated matters that did not get into attorney fees.

Commissioner Matlow stated that the reason for the offer was for the first offer to be the best offer in order to forego long legal battles.

Commissioner Williams-Cox stated that if the tenant met the financial requirements, that Legal Services of North Florida was an excellent resource at their disposal.

**The motion passed 10/0 with Commissioner Proctor and Mayor Dailey out of Chambers.**

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

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

**VII. ADJOURN**

**The meeting adjourned at 7:33 p.m. Thursday, December 12, 2019.**

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for  
**January 30, 2020, at 3:00 p.m.***