

# Blueprint Intergovernmental Agency Board of Directors Agenda Item

**Date:** March 1, 2018  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors Meeting of December 5, 2017

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## **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Mary Ann Lindley, Chair	Commissioner Gil Ziffer
Commissioner Kristin Dozier	Mayor Andrew Gillum
Commissioner Nick Maddox	Commissioner Nancy Miller
Commissioner Bryan Desloge	Commissioner Curtis Richardson
Commissioner Bill Proctor	
Commissioner Jimbo Jackson	
Commissioner John Dailey	

## **MEMBERS ABSENT**

<b>COUNTY</b>	<b>CITY</b>
	Commissioner Scott Maddox

## **I. AGENDA MODIFICATIONS**

- Updated outline to reflect correct meeting date of the next Intergovernmental Agency Board (Board) to March 1, 2018
- Removal of the presentation by FSU Real Estate Foundation, unrelated to the Airport Gateway project
- Updated Item #6 to the reappointment of only Neil Fleckenstein and J.R. Harding to the Blueprint Intergovernmental Agency (BPIA) Citizens Advisory Committee (CAC).

## **II. INFORMATIONAL ITEMS/PRESENTATIONS**

- Citizens Advisory Committee Chairman's Report
  - Allen Stucks provided an overview of the CAC's meeting on which included the following:
    - Updates on the progress at the Smokey Hollow Barbershop; the CAC looked forward to the grand opening.
    - An update on the America's Competitive Exchange (ACE) Tour; the CAC was excited to have global leaders visiting the community and learning from the local projects and investments.
    - The CAC unanimously recommended the appointment of two members, Elva Peppers and Bill Berlow, as well as the

- reappointment of Neil Fleckenstein and J.R. Harding to their second term with the Committee.
  - The recommendation of Option #2 on the Magnolia Drive Updated Design Concept, which provided an eight-foot trail with four-foot buffer between the trail and back of curb.
  - Thirteen members of the public shared concerns and optimism on the proposed substantial amendment to the Blueprint 2020 Airport Gateway Project. The CAC voted 6-2 in favor of the Board delaying their vote on the proposed changes to the project until the March 1, 2018 Intergovernmental Agency Board meeting.
  - Beginning in January 2018, Hugh Tomlinson would be the Chairperson of the CAC, with JR Harding serving as Vice-Chair.
- America's Competitive Exchange (ACE) Tour Update
  - Cristina Paredes provided an overview of the ACE Tour which included the following:
    - The eighth ACE Tour was underway with stops in Orlando, the Space Coast, St. Augustine, Gainesville and concluding in Tallahassee on December 7, 2017.
    - ACE is a global exchange between 47 leaders from 22 countries in innovation, entrepreneurship, and manufacturing that served to build world-class partnerships and collaboration.
- Recognition of Intergovernmental Agency Board of Directors Attorney
  - Commissioner Lindley presented Maribel Nicholson-Choice with a plaque honoring and recognizing her 14-years of service to the Board.
- Recognition of Blueprint Citizens Advisory Committee Member
  - Commissioner Lindley honored Henree Martin for her six-years of service on the CAC and with her earlier service to the EECC and the Sales Tax Committee.
- Blueprint Project Updates Presentation
  - Charles Hargraves provided an overview of the Blueprint projects which included the following:
    - The fully restored Smokey Hollow Barbershop installation was complete; staff anticipated the grand opening in February 2018.
    - Remedial action was underway for the depression at Franklin Boulevard and Park Avenue with all corrective activities anticipated being complete in early 2018.
    - The multi-use trail along Magnolia between Monroe and Adams Streets would be complete in December 2017.
- OEV Project Updates Presentation
  - Al Latimer provided an overview of the OEV projects which included the following:

- In terms of employment, the private sector outpaced government in the second quarter. By the fourth quarter, the GDP growth for Tallahassee was outpacing other metropolitan areas in the state with a growth rate of 3.8% and both the State of Florida and the United States as a whole.
- OEV's 2017 year saw 21 total projects with 15 of them currently active.
- The Magnetic Task Force established with the strategy to refine and allow Tallahassee the opportunity to grow businesses around the magnetic technology cluster.
- The Talent Gap Assessment and Pipeline Development efforts were progressing with the identification of gaps and subsequently developing the talent to support the workforce around the targeted industries. There would be a more in depth presentation on the subject at the March 1, 2018 meeting following the completion of the Targeted Industry Study.
  - Mayor Gillum was pleased with the update and hoped that it would build on the Urban Vitality Job Creation Program and Leon Works program and looked forward to it culminating into something that citizens could take advantage of.
  - Commissioner Miller reiterated the necessity for expedited programmatic support for workforce development with a specific focus on filling the existing vacant jobs throughout the community.
  - Commissioner Dozier spoke to state laws and regulations that prohibited the types of workforce development that other states could offer. She hoped that the Targeted Industries Study would address that and suggested a Blueprint Workshop to allow for a deeper, collaborative conversation and effort amongst stakeholders.
  - Commissioner Lindley supported the idea of a workshop with stakeholders and spoke to the Apprenticeship program through the County as well that was graduating its most recent group of high school students.
  - Commissioner Desloge spoke to the number of businesses not engaged with the Chambers of Commerce or not particularly active in the community, who were “drowning” for lack of skilled employees. He encouraged efforts to get in front of them as well.
  - Commissioner Nick Maddox strongly encouraged staff to coordinate efforts regarding training or retraining with CareerSource. He requested that any future report included updates of collaboration and options for leveraging funds through or with them.
  - Ben Pingree shared that OEV staff had and would continue to engage with CareerSource and other partners on the subject.

- Staff would be reporting on a program, in March that would be a concerted, holistic program with partners.
- **Commissioner Dozier formalized the request for an agenda item at the March 1, 2018 Board meeting on the subject discussion with an assessment of partner organizations efforts as well. Commissioner Miller seconded the motion; it passed 11/0.**
  - The Minority, Women, and Small Business Enterprise office would be offering Industry Training Academies in 2018 to connect certified business with public and private benefits.
  - Commissioner Dozier discussed the need to continue to engage local companies to promote the competitiveness of local business assets in Tallahassee – Leon County.
    - Commissioner Desloge spoke in favor of this and listed several companies based out of Tallahassee-Leon County whose products and services serve the global marketplace. He supported an agenda item on the subject at the March 1, 2018 meeting. Ben Pingree concurred.

### III. CONSENT

**ACTION TAKEN: Commissioner Nancy Miller moved, seconded by Commissioner Jackson to approve the Consent Agenda.**

**The motion passed 11/0.**

1. Approval of the September 19, 2017 Board of Directors Meeting Minutes  
**The Board approved Option #1: Approve the September 19, 2017 Board of Directors meeting minutes.**
2. Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects  
**The Board approved Option #1: Accept the Blueprint Intergovernmental Agency Infrastructure Projects Status Report.**
3. Acceptance of the Status Report on the Operations of the Tallahassee – Leon County Office of Economic Vitality  
**The Board approved Option #1: Accept the Tallahassee – Leon County Office of Economic Vitality Status Report.**
4. Ratification of the Application for the Florida Job Growth Grant Fund  
**Ratify the Office of Economic Vitality's application for the Florida Job Growth Grant**
5. Appointments to the Blueprint Intergovernmental Agency Citizens Advisory Committee

**Appoint Elva Peppers to the CAC to fill the position of Natural Scientist/Biologist and appoint Bill Berlow to fill the Position-at-Large.**

6. Reappointment of Neil Fleckenstein and JR Harding to the Blueprint Citizens Advisory Committee

**Reappoint Neil Fleckenstein and J.R. Harding to serve their second, three-year term on the Blueprint Citizens Advisory Committee.**

#### **IV. GENERAL BUSINESS**

7. Approval of an Updated Design Concept for Magnolia Drive Trail

Charles Hargraves introduced the item stating that the corridor analysis provided enhancement to greater improve bicycle connectivity and pedestrian access.

Megan Doherty gave a brief presentation of the item stating that improving the safety and providing infrastructure for pedestrians and cyclists on the Magnolia Drive corridor was a long-standing community priority. She shared staff analysis and citizen feedback, with the foremost being: the separation of the trail from traffic would increase the safety and feeling of comfort by users. Furthermore, residents were willing to have a narrower trail if it allowed the space for buffer from the roadway. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Commissioner Nick Maddox moved, seconded by Commissioner Desloge, to approve Options #2 and #4:**

**Option 2: Approve the Magnolia Drive Trail concept for future phases of the project to include an 8' wide sidewalk with 4' landscaped buffer between the back of curb and trail.**

**Option 4: Authorize Blueprint staff to move forward in partnership with City of Tallahassee Electric Utilities to underground electric power lines concurrent with construction of the Magnolia Drive Trail.**

Commissioner Richardson commented that the segment from Meridian to Pontiac did not match the proposed options. He requested modifications to the completed segment that would be aesthetically consistent with the proposed design changes. Additionally, he requested landscape improvements along the north side of the roadway, at Capital City golf course.

Ben Pingree stated that Option #4, if approved, would be on the Board agenda in March 2018 with the staff analysis of achieving aesthetic commonality between segments. Furthermore, staff was in conversation with the City regarding using Tree Bank Program for beautification at selected locations along the Magnolia Drive corridor, including the right-of-way abutting the golf course.

### Citizen Comments

Ramona Abernathy-Paine spoke in favor of the proposed improvements; specifically Option #2.

Edward Reid spoke in favor of a sidewalk but not a multiuse trail citing the increased danger to both pedestrians and cyclists.

Commissioner Ziffer noted the number of driveways crossing the trail and the dangers presented to cyclists on a multiuse trail. He suggested coordination with the Florida Department of Transportation to ensure safety.

Commissioner Proctor questioned the reasoning behind underground utilities. Mr. Pingree stated that it was a decision based in the community's experiences through the previous two hurricane seasons.

Commissioner Proctor supported aesthetic continuity throughout the project. He requested that Commissioner Richardson's suggested modifications be included with the motion as well. Commissioner Nick Maddox stated that he favored the addition, in fact, thought it was made clear previously.

Commissioner Dozier requested that the March 2018 agenda item include a distinction between shared use sidewalks and a multiuse trail. Regarding underground utilities, she was uncomfortable giving direction without a broader long-term impact analysis to the Blueprint 2020 program budget. To set the precedent that Blueprint would bear 75% of the cost to underground utilities for future 2020 projects concerned her because of the projected \$150-million shortfall that currently existed. Commissioner Dozier felt it needed additional analysis because adding multiple millions to each project could have a cascading effect. Mr. Pingree stated that while Option #4 spoke specifically to Magnolia Drive, a funding strategy for the 2020 projects would be an agenda item at the June 2018 Board meeting. That conversation could also include underground utilities for future projects. Commissioner Lindley noted that the terminology to "move forward" in Option #4 could embrace numerous discussions.

Commissioner Miller stated that she believed that the 75/25 percentage split with Blueprint was established in a previous agreement. Furthermore, the ongoing cost impact of maintenance of underground utilities, with the exception of the aesthetic appeal and advantages during storms, needed more consideration. Additionally, Commissioner Miller stated that she was unclear if the Electric Utility would be in favor of undergrounding utilities along Magnolia Drive because of the long-term impacts to maintenance and other Electric department resources.

Commissioner Proctor stated that he agreed from an aesthetic perspective, however, he could not support Option #4 with a 75/25 percentage split. He was not aware that the IA agreement that included a 75/25 cost sharing for underground utilities. Based on the increase in cost of underground utilities, that did not promote moving people but the aesthetic only, **Commissioner Proctor offered a substitute motion of Option #2 only.**

**Option 2: Approve the Magnolia Drive Trail concept for future phases of the project to include an 8' wide sidewalk with 4' landscaped buffer between the back of curb and trail.**

Commissioner Dozier stated that if Option #4 were not approved the ability to underground the utilities would be removed from equation moving forward because the analysis needed to be completed along with the redesign of the trail. Mr. Pingree concurred and clarified that the inclusion of Option #4 required a full analysis of the redesign in the March 1, 2018 agenda item.

It failed due to lack of a second.

**The original motion passed 10-1 with Commissioner Proctor casting the dissenting vote.**

Commissioner Miller requested a cost breakout of the modifications requested by Commissioner Richardson, whether underground utilities was included or not.

Commissioner Proctor requested a copy of the agreement specifying the 75/25 split of underground utility costs between the County and City.

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

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

Curtis Banes stated that, historically, the public had not voted on individual sales tax projects, only whether or not to extend the sales tax that funded BPIA. Recently however, articles regarding the 2020 projects referenced the public voting on projects. That information was contrary to his understanding stressed the importance of citizen input on modifications to the Blueprint 2020 project list.

Stanley Sims encouraged the Board to take advantage of the \$78 million in leveraged funds and to make public safety a priority for the infrastructure project. Additionally, he stressed the importance of including former inmates on the project and in the Ready to Work programs.

**VI. PUBLIC HEARING 5:30 PM**

**8. Second Public Hearing to Consider a Substantial Amendment to the Blueprint 2020 Airport Gateway Project**

Ben Pingree gave a brief overview of the agenda item with a recap of the direction provided at the September 19, 2017 including the conceptual approval of the Gateway District project, adherence to the Southwest Area Transportation Plan, and the approval



to initiate the public process to modify substantially the Airport Gateway project. A copy of the presentation is on file at BPIA.

Commissioner Lindley shared that, in response to the community interest and involvement, Florida State University's President John Thrasher sent a letter requesting a continuance of the vote on the public hearing to the March 1, 2018 meeting. The Board would however, move forward with the public comment portion as scheduled.

**Commissioner Nick Maddox moved, seconded by Commissioner Ziffer, to continue the voting part of the public hearing at the March 1, 2018 Blueprint Intergovernmental Agency Board Meeting.**

#### Citizen Comments

Lora Chapman, Providence Neighborhood spoke in opposition of the project from two perspectives, (1) as a citizen she felt that two gateways were unnecessary and (2) the right of way acquisition on Stuckey Avenue would negatively affect the community garden. However, if the Board approved the amendment, she requested an allocation of land for a new garden.

Philomena Anjou, commercial business owner on Orange Avenue, spoke in opposition to the project because local government needed to invest in economic development of new and established businesses in the area.

Curtis Banes, spoke to concerns of local resources supporting projects with Florida State University (FSU).

Darwin Gamble, Halifax Court, spoke in opposition to the project because of one third of the funding going to construct Segments C and D, which would mostly benefit FSU.

Debbie Lightsey, Lake Bradford Neighborhood, questioned the process between public comment and the vote; she recommended making FSU fund the roadways proposed under their project using a standard development agreement and cost share formula, restoration of right-of-way funds, and include all amenities of typical Blueprint projects.

Pamela Hall spoke in opposition of the project because of the "time sensitive" nature of the project. She encouraged the Board to move forward with the approved Blueprint Airport Gateway project to bring development to Springhill Road.

Joe Berg spoke in favor of incremental development and neighborhood preservation and participation through purposeful zoning.

Ramona Abernathy-Paine, Indianhead Acres, spoke in opposition to the project. She favored Option #4, continuing with the original concept or, if the Board proceeded with the motion on the floor, to provide guidance to staff for the process leading into March.



Rainey Gibson, Callen Neighborhood, spoke in opposition to the project because of concerns over their homes and property values, noise, and safety.

Bill Peebles, Lake Bradford Neighborhood, thanked all involved in the process. He felt that by the March 1 meeting it would be a better project, because of the additional investment in the process.

David Stitch thanked all involved in the process. He spoke in opposition to the project because of concerns over increased traffic on Lake Bradford Road.

Don Dietrich, Lake Bradford Neighborhood, spoke in opposition to the project because of perception that South Lake Bradford would become the "gateway to the Airport". He supported Option #4, the original concept or alternatives along Orange Avenue or Paul Dirac Drive.

Keith Mille, Lake Bradford Neighborhood, spoke in opposition to the project stating that the needs of employment and development should be in balance with the needs of the residents.

Leslie Harris, Providence Neighborhood, spoke in opposition to the project because of the significant impacts to Providence neighborhood. He requested that the needs and concerns of the residents receive the utmost consideration.

Linda Service, Lake Bradford Neighborhood, spoke in opposition to the project preferring Option #4, the original concept.

Commissioner Proctor spoke to the concern of gentrification and the retention of funds to acquire of right of way. Mr. Pingree confirmed that the item included funding for right of way on Springhill Road. Commissioner Proctor further requested that a presentation on the development of the South Adams Street Corridor and the bearing it would have on the Airport Gateway project.

Commissioner Jackson expressed his concern that safety be the primary focus with environmental concerns a close second. He supported maintaining Lake Bradford Road as a two-lane roadway with traffic calming devices through the expansion of the project.

Commissioner Richardson spoke in opposition of making Springhill Road a four-lane roadway. He also wanted to ensure the inclusion of relocation assistance no matter the outcome of the final vote.

Commissioner Dozier spoke to the process and the issues of perception, communication, and trust. She stressed her confidence in staff's commitment to public outreach and urged additional citizen engagement. Mr. Pingree concurred, noted the identified action steps and specific requests by the Board.

Regarding the Adams Street Corridor, Mr. Pingree welcomed a motion for an agenda item, separate from the Airport Gateway item that provided staff with the direction for the March 1, 2018 meeting.

Commissioner Dozier shared that the name of the project caused her concern. She encouraged goal analysis and separating them for the various area. As well as additional signage along Springhill Road and FAMU Way, labeling that as the "gateway." She was opposed to four-lanes through Providence, Callen, and South Lake Bradford.

Commissioner Ziffer spoke to the opportunities for investment, jobs, and the implementation of improvement projects for the Southside of Tallahassee. He acknowledged the concerns of the citizens and appreciated their engagement. The next three months would be greater opportunity to work together to find the best solution.

Commissioner Proctor requested that Mr. Pingree invite President Thrasher to address the community at a stakeholders meeting prior to the March Board meeting. As well as to meet personally with himself or Commissioner Jackson, both of whom are the district representatives of the project area. Furthermore, he inquired to the nature of the property public, residential, or commercial, along Springhill Road. Mr. Pingree stated that the City, County, Blueprint, or State of Florida owned approximately 70% of the land on Springhill Road, from Orange Avenue to Capital Circle. After discussion, Commissioner Proctor stated that he would set the meeting and invite President Thrasher.

Commissioner Miller inquired to plans for right of way acquisition on Lake Bradford Road. Mr. Pingree stated that there was a small bit that would be necessary for stormwater mitigation. There were no plans for right of way acquisition to widen Lake Bradford Road. She suggested therefore to eliminate Segment A from the plans altogether.

**The motion passed 11-0.**

**Commissioner Proctor moved, seconded by Commissioner Desloge, to include an agenda item at the March 1, 2018 meeting on the development of the Adams Street Corridor.**

**The motion passed 11-0.**

## **VII. ADJOURN**

**The meeting adjourned at 8:00 p.m.**

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for*

**Tuesday, March 1, 2018 at 3:00 p.m.**