

Blueprint Intergovernmental Agency

Board of Directors

Agenda Item

Date: December 5, 2017
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of September 19, 2017

MEMBERS PRESENT

| COUNTY | CITY |
|--------------------------------------|--------------------------------|
| 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 Scott Maddox |
| Commissioner Jimbo Jackson | |
| Commissioner John Dailey | |

MEMBERS ABSENT

| COUNTY | CITY |
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I. AGENDA MODIFICATIONS

- The FSU Real Estate presentation was deferred to a later date.

II. INFORMATIONAL ITEMS/PRESENTATIONS

- Citizen's Advisory Committee Chairman's Report
 - Alan Stucks provided an overview of the CAC's September 7, 2017 meeting which included the following:
 - Approval of the proposed 2018 meeting schedule and Urban Vitality Job Program.
 - The CAC received a presentation on the 2020 Prioritization process and the Airport Gateway District project.
 - Held the first public hearing for the Fiscal Year 2018 Operating and Capital Budgets.
- Blueprint Project Updates Presentation
 - Charles Hargraves provided an overview of the Blueprint projects included in the agenda item.
 - A copy of the associated presentation is on file at the Blueprint offices.
- OEV Project Updates Presentation
 - Al Latimer provided an overview of the OEV projects.
 - A copy of the associated presentation is on file at the Blueprint offices.

- Florida State University Real Estate Foundation Presentation
 - Deferred to a later date.

III. CONSENT

ACTION TAKEN: Commissioner Desloge moved, seconded by Commissioner Dozier to approve the Consent Agenda.

The motion passed 12-0.

1. Approval of the June 13, 2017 Board of Directors Meeting Minutes
The Board approved Option #1: Approve the June 13, 2017 Board of Directors meeting minutes.
2. Proposed 2018 Meeting Schedule for Blueprint Intergovernmental Agency Board, Citizens Advisory Committees, and Technical Assistance Committees
The Board approved Option #1: Approve the proposed 2018 Meeting Schedule for the Blueprint Intergovernmental Agency Board, Citizens Advisory Committees, and Technical Assistance Committees.
3. Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects
The Board approved Option #1: Accept the September 2017 status report on the Blueprint infrastructure projects.
4. Approval to Extend the General Engineering Consultant Contract
The Board approved Option #1: Approve an extension of Michael Baker Internationals contract with the Blueprint Intergovernmental Agency for an additional one-year period.
5. 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.
6. Acceptance of the Status Report on the Economic Vitality Leadership Council and Economic Vitality Competitiveness Committee
The Board approved Option #1: Accept the Economic Vitality Leadership Council and Economic Vitality Competitiveness Committee Status Report.
7. Acceptance of the Status Report on Office of Economic Vitality's Major Studies Program
The Board approved Option #1: Accept the Status Report on the Office of Economic Vitality's Major Studies in Progress.
8. Acceptance of the Status Report on the Formation of a Magnetic Technologies Task Force for Tallahassee-Leon County by the Economic Vitality Leadership Council
The Board approved Option #1: Accept the Status Report on the Formation of a Magnetic Technologies Task Force for Tallahassee-Leon County.

9. Acceptance of Status Report and Authorization to Continue Supporting the Annual Big Bend Minority Enterprise Development Week Program
The Board approved Option #1: Acceptance of the status report and authorize the continued support of MWSBE staff in the administration of the annual activities of the MED Week Committee.

IV. GENERAL BUSINESS

10. Approval of the Urban Vitality Job Creation Pilot Program & Amended Investment Toolkit

Al Latimer gave a brief presentation of the item stating that the program would serve as a locally-based driver designed to spur job creation, encourage employment stability, and promote economic vitality in the Promise Zone. He spoke to eligibility, average wage requirements, and reimbursement incentives.

Commissioner Desloge questioned the how staff would measure the success of the three-year pilot program. Mr. Latimer stated that staff would evaluate the demand for the program once it was available to the public and keep the Board apprised of progress through an annual status report. Ben Pingree stated that all available mechanisms would be utilized to engage the community. Commissioner Dozier requested that the length of time people remain employed be a data point that was tracked by staff.

Commissioner Jackson stated that it was an ingenuous and innovative approach to small businesses.

Mayor Gillum supported the program and looked forward to a program that invested in people and talent development in sectors that were presently undersupplied workforce. Specialized, non-degreed, training would allow people to earn a livable wage and decrease the advertisement time of tech jobs in the community.

Commissioner Miller spoke to partnerships with Tallahassee Community College. Mr. Pingree confirmed that the education community, including K-12 and the community college, was included as a stakeholder in the process. OEV staff was defining strengths and weaknesses involved and combining it with the ongoing Targeted Industry Study.

Mayor Gillum moved, seconded by Commissioner Desloge, to approve Option #1.

Option #1: Approve the Tallahassee-Leon County Urban Vitality Job Creation Pilot Program and Amended Investment Toolkit.

The motion passed 12-0.

11. Approval of the Proposed Prioritization for the Community Enhancement, Connectivity, and Quality of Life Blueprint 2020 Infrastructure Projects

Ben Pingree gave a brief overview of the item noting that through the Board's leadership over the initial prioritization of seventeen of the twenty-seven Blueprint 2020 projects. He introduced Autumn Calder for a short presentation on the results of ranking of the remaining ten smaller projects.

Ms. Calder's presentation touched on the history of the prioritization process and noted that if the rankings were approved staff would move forward with the development of an implementation plan two years prior to the receipt of the sales tax funds. As well as an outline of the ranking methodology and the three key components of process, transparency, and flexibility.

Citizen Comments

Mary Catherine Lawler, 2814 Remington Green Circle, encouraged the Board to vote in support of the Market District project.

Scott Hampton, 2787 Palafox Lane, encouraged the Board to vote in support of the Market District project. Particularly regarding the park area and the benefit of the roundabout on the speed of traffic through the area.

Mark Cross, Tasty Pastry Bakery and the Market District Merchant's Association, spoke in favor of the Market District project.

Bill Wilson, 1816 Old Fort Drive, spoke in favor of the Orange Avenue Placemaking project and to the importance of the park area, floodplain mitigation, and pond aesthetics. As well as advance-funding 2020 projects where possible.

Commissioner Desloge supported advanced funding the 2020 program where possible. Essentially, picking the low hanging fruit, doing the pre-work of the projects without spending an immense amount of money.

Commissioner Dozier noted that the Alternative Sewer Study ranked 10th, despite the value the IA Board placed on it through the advanced funding vote in June 2017. She felt that the Alternative Sewer Solutions Study and the Animal Shelter are two projects that have countywide impacts. As such, these two projects were farther reaching in regards to community-wide impact compared to the placemaking projects. Commissioner Dozier stated the countywide impact of these two projects could be points to reevaluate in the future. Commissioner Dozier also spoke to the inclusion of the Farmer's Market at Market Square improvements. Commissioner Lindley requested that it be a topic for a future meeting.

Commissioner Miller stated that she wanted to see an evaluation of the long-term gains compared to the up-front costs to advance funding projects. Noting that Gaines Street received a \$200 million return on a \$30 million investment by the City. Focusing on the Farmer's Market, she recommended tallahasseemarketdistrict.com as a resource for the area.

Commissioner Proctor spoke in support of the Market District as well as advance funding projects as possible. He also spoke in favor of the Fairgrounds improvements as well.

Commissioner Richardson stated that advance funding infrastructure projects on the Southside would spur redevelopment and revitalization as well as economic development.

Commissioner Proctor stressed the importance of paring utility work with the improvements to the southwest area projects.

Commissioner Richardson moved, seconded by Commissioner Desloge, to approve Option #1. Commissioner Dozier offered a friendly amendment to the motion modifying the language to list the Shelter as a countywide impact, rather than a southeast project. Commissioner Richardson accepted the friendly amendment to the motion. Commissioner Miller seconded the amendment.

Option #1: Approve the results of the “Blueprint Promise” prioritization process for the remaining ten Community Enhancement, Connectivity, and Quality of Life projects and direct staff to develop a five to ten year plan implementation schedule for the highest ranked projects beginning in 2020 and present the result at the first IA Board meeting in 2018 including the friendly amendment to the motion modifying the language to list the Shelter as a countywide impact.

The motion passed 12-0.

12. Acceptance of Staff Report and Consideration of an Amendment to the Blueprint 2020 Airport Gateway Project to Establish the Gateway District

Ben Pingree gave a brief presentation of the staff analysis of the Gateway District, including an overview of the current Airport Gateway project as approved by voters and the IA Board. The project included funding for right-of-way acquisition along Springhill Road. However, it did not include funding for construction to four-lanes. Furthermore, the collaboration between Blueprint, FSU, Planning, City and County Public Works Departments, and the Capital Region Transportation Planning Agency. The District concept doubled the improvements to the area using approximately \$900,000 Blueprint dollars than originally estimated, it leveraged \$21 million from Florida Department of Transportation and FSU, and it included improvements to all segments of the original project. However, it did not include the acquisition of right-of-way or construction of a four-lane roadway for Springhill Road.

Commissioner Proctor stated that he could not support the item. He felt it was inconsistent with the original intent of what was presented to the voters. He stressed the importance of a four-lane roadway to the International Airport to the future of Tallahassee.

Commissioner Dailey stated that the Gateway District was a desperately needed game changer for southwest Tallahassee. He believed in the vision and that the original project proposal would not only be achieved but enhanced through collaboration with FSU. He did not recall discussion to four-lane Springhill Road and questioned if a transportation data supported it. Mr. Pingree stated that the Southwest Area Transportation Study would evaluate that however, the existing traffic counts were less than half for the number required. Commissioner Dailey strongly recommended supporting the item.

Commissioner Dozier noted that the Gateway District concept would give three excellent roads, Orange Avenue, Lake Bradford and Springhill Roads, to the Airport in addition to Capital Circle serving as the multi-lane roadway access to handle freight and other investments in infrastructure and development near the Airport.

Mayor Gillum stated that changing the uses along Springhill Road had been a topic of discussion throughout his tenure with the City and while the Gateway District allowed for improvements and multiple roadways from the Airport into Tallahassee it was important to include those enhancements to Springhill Road.

Commissioner Scott Maddox stated that historically, local government has designated Springhill Road as the road to the Airport but the traffic capacity data did not support widening the road as originally planned. The lack of need to widen the road was due to citizens using Lake Bradford to access the roadway. Regarding beautification of the Springhill Road corridor, Commissioner Maddox suggested that funds for neighborhood connectivity be used, following public input.

Citizen Comments

Matthew Latch, 1909 Karen Lane, addressed the audience and requested anyone from the southwest neighborhoods to please stand. One person responded.

Commissioner Desloge moved, seconded by Commissioner Dozier, to approve Option #1.

Mayor Gillum offered an amendment to the motion that following substantial opportunity for public input, \$10 million be set in abeyance, beyond the \$10.8 for right-of-way, which allowed for flexibility to the land uses along Springhill Road. Commissioner Desloge declined to accept the amendment stating that he felt that the Board and staff understood Mayor Gillum's intent but he did not want to combine the two because of the appearance of committing to spending \$20 million on Springhill Road. He was willing to entertain a staff analysis of the option however.

A second on the amendment was not clearly stated. The amendment failed 3-9.

Option #1: Accept the staff report and conceptually approve the Gateway District, refine the typical sections and cost estimates through the Southwest Area Transportation Plan, which includes significant public engagement, and initiate the process to significantly amend the Airport Gateway project. Direct staff to schedule the first public hearing for the Blueprint Citizens Advisory Committee on November 16, 2017 and the second and final public hearing for the Blueprint IA Board meeting on December 5, 2017, at which time a supermajority vote will take place to modify the Airport Gateway project to create the Gateway District project.

The motion passed 11-1.

V. PUBLIC HEARING 5:30 PM

13. Adoption of the Fiscal Year 2018 Blueprint Intergovernmental Agency Operating Budget

Ben Pingree gave a brief overview of the item which included an increase of 3.4% to the Blueprint budget. This was a result of the creation of a new full-time Senior Accountant position, as called for in the City's audit, and the merit or cost of living adjustments respective of City or County employment. The 8.8% increase to the OEV budget was attributed to on-boarding of staff while operational expenses remained consistent.

There were no public speakers on the items.

Commissioner Desloge moved, seconded by Commissioner Miller, to approve Option #1.

Option #1: Conduct the public hearing to adopt the Fiscal Year 2018 Blueprint Intergovernmental Agency Operating Budget as presented and approve the Fiscal Year 2018 Operating Budget Resolution.

The motion passed 12-0.

14. Adoption of the Fiscal Year 2018 Net Sales Tax Allocation Plan and 2018-2022 Capital Improvements Plan

Ben Pingree gave a brief overview of the item which included the closing-out of the 2000 program as well as forward movement on three of the 2020 projects, per the Board's guidance. Furthermore, the Capital Improvement Plan allocated \$26.5 million in community projects through the next fiscal year; with \$120 million programmed over the next five-years.

There were no public speakers on the item.

Commissioner Maddox moved, seconded by Commissioner Richardson, to approve Option #1.

Option #1: Conduct the public hearing to approve and adopt the Fiscal Year 2018-2022 Blueprint Capital Improvement Plan as presented to implement the Fiscal Year 2018-2022 Net Sales Tax Allocation Plan and approve the Fiscal Year 2018 Capital Budget Resolution.

The motion passed 12-0.

VI. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

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

Speakers: None

VII. ADJOURN

The meeting adjourned at 7:00 p.m.

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

Tuesday, December 5, 2017 at 3:00 p.m.