

# Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

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

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## **MEMBERS PRESENT**

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

## **I. AGENDA MODIFICATIONS**

- Item 6: Approval of Resolution Supporting Project Juggernaut as a “Qualified Target Industry” Applicant and Targeted Business Program Application
- Item 7: Consideration of the Revised and Consolidated Minority Women Small Business Enterprise Policy for the Tallahassee-Leon County Blueprint Intergovernmental Agency
- Item 9: Consideration of the Purchase of 1309 Alabama Street

**Commissioner Richardson moved, seconded by Commissioner Bryant, to approve the agenda modifications.**

**The motion passed 10-0 with Commissioner Proctor and Commissioner Maddox out of 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:**

There were no speakers on non-agendaed items.

### III. **PRESENTATIONS**

- Citizen's Advisory Committee (CAC) Chairman's Report
  - Elva Peppers provided an overview of the CAC's meeting on January 16, 2020, which included the following:
    - The upcoming CAC Retreat on Wednesday, February 12, 2020.
    - Minority Women Small Business Enterprises policy updates with one member suggesting that persons with disabilities also be included.
    - First public hearing for the Northeast Gateway: Welaunee Boulevard was held and concluded with a recommendation from the CAC to approve the substantial amendment.
  - Blueprint Project Updates
    - Autumn Calder provided an update on the Blueprint projects which included the following:
      - Northeast Connector Project – a contract with RS&H was awarded in December 2019 with a Feasibility Study and Public Involvement Plan underway.
      - Lake Jackson Greenway – Blueprint staff was finalizing the project scope and fee negotiations with Gresham-Smith and anticipated issuing a notice to proceed in February 2020.
      - Magnolia Trail – staff anticipated a construction invitation for bid for Monroe to Pontiac in summer 2020 and Pontiac to Chowkeebin in late 2021. A construction ready public engagement campaign would kick off spring 2020.
      - Upcoming Community Engagement opportunities.

Commissioner Dozier requested that Blueprint staff use an “open for business” campaign during construction of the northern segment of the Magnolia Drive trail project.

Commissioner Dozier inquired about sound levels at the Amphitheater with the rapidly developing construction of the North American Properties site.

**Commissioner Dozier moved, seconded by Commissioner Richardson, for the development of a March agenda item to provide an approach to assessing sound levels at Cascades Park given the construction of the North American Properties project.**

**The motion passed 10-1 with Commissioner Williams-Cox casting the dissenting vote and Commissioner Maddox out of chambers.**

Commissioner Desloge requested the graphics of the Lake Jackson Greenway.

- Office of Economic Vitality Project Updates
  - Cristina Paredes provided an overview on business development cornerstone of the strategic plan, specifically related to attraction and expansion opportunities and process which included the following:
    - Definition of a Competitive Project and reviewed the community assets.
    - Outlined OEV's role in the process by providing technical assistance, ombudsman, or marketing and engagement services.

- Discussed the 11 active competitive projects with another 29 in the funnel. These numbers also include 12 projects within the Applied Sciences and Manufacturing target area.
- Reviewed the process in which staff tracks projects as well as the project pipeline from lead generation through development, IA Board approval, announcement and grand opening.
- State incentive programs and Local incentives funded through the 12% share of sales tax revenue.
- Highlighted upcoming Community Engagement opportunities.

Commissioner Minor questioned if the state legislature would intervene and extend the sun-setting incentive programs mentioned in the presentation. Cristina Paredes confirmed that according to the information available, it seemed so; however, OEV, Enterprise Florida, and Florida Economic Development were monitoring that legislation closely. The City and County Legislative Teams were aware of it also.

A copy of the presentation is on file at Blueprint Intergovernmental Agency.

#### IV. CONSENT

**ACTION TAKEN: Mayor Dailey moved, seconded by Commissioner Williams-Cox to approve the Consent Agenda.**

**The motion passed 11-0 with Commissioner Maddox out of Chambers.**

1. Approval of the December 12, 2019 Board of Directors Meeting Minutes  
**The Board approved Option #1: Approve the December 12, 2019 Board of Directors meeting minutes.**
2. Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects  
**The Board approved Option #1: Accept the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects.**
3. Request for Approval of an Eminent Domain Resolution for the Acquisition of Property Required for the Capital Circle Road Improvement Project from Springhill Road to Orange Avenue  
**The Board approved Option #1: Approve Resolution No, 2020-01 authorizing Blueprint to utilize its power of eminent domain to acquire the parcel identified as Parcel 109R, which is required for the widening of Capital Circle Southwest, a Blueprint Project.**
4. Proposed Extension to Blueprint's Telephonic Participation in Agency Meetings Policy  
**Approve the proposed changes to extend the Telephonic Participation in Agency Meetings Policy**

5. Proposed Extension to Blueprint's Meeting Schedule and Agenda Development Policy  
**Approve the proposed changes to extend the Meeting Schedule and Agenda Development Policy, including housekeeping edits to the policy.**

**V. GENERAL BUSINESS**

6. Approval of Resolution Supporting Project Juggernaut as a "Qualified Target Industry" Applicant and Targeted Business Program Application

Cristina Paredes provided a presentation to the Board on the confidential competitive Project Juggernaut. The company requested confidentiality under Florida Statute 288.075. Project Juggernaut aligned with the Applied Sciences and Manufacturing Target Industries, the Magnetic Capital of the World brand, and would create 239 high and middle skilled jobs over the first ten years and a \$48-million capital investment.

LCRDA agreed to provide a no cost land lease for 16.72 acres appraised at \$805,000. FSU agreed to provide land to support pedestrian safety, parking, and access should the company need it. In addition to the land and access provided by LCRDA and FSU, Project Juggernaut qualified for the Targeted Business Program (\$1,465,410), Qualified Target Industry Program (\$192,000) for Phase 1 of job creation, the Urban Job Tax Credit, and CareerSource Capital Region Training Grants. Winning this competitive project was anticipated to generate approximately 950 direct, indirect, and induced job with a \$140-million total economic impact for Tallahassee-Leon County.

In turn, the LCRDA Board of Directors requested (\$805,000) of the Blueprint Intergovernmental Agency Directors to support the LCRDA's Strategic Plan as well as the Strategic Plan of Tallahassee-Leon County. Staff requested that the IA Board support these long-term strategic plans and Project Juggernaut through the \$2.3-million commitment. IA Board approval would keep Tallahassee competitive and in the running for Project Juggernaut. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Citizen Comments:**

Stanley Sims spoke in support of Project Juggernaut.

Kim Moore spoke in support of Project Juggernaut.

Ron Miller spoke in support of Project Juggernaut.

Michael Rosenthal spoke in opposition of Project Juggernaut.

Dave Ramsey spoke in support of Project Juggernaut.

**Commissioner Maddox moved, seconded by Commissioner Bryant, to approve Option 1.**

**Option 1: Approve \$2,308,810 from OEV funds to support Project Juggernaut to include:**

- **Target Business Program funding for a total estimated amount of \$1,465,410 over ten years;**
- **QTI 20% match, estimated at \$38,400 over the period 2020-2024 – which will leverage \$153,600 in funding from the State of Florida;**
- **Authorize the Director of PLACE to execute the commitment of funds to Leon County Research and Development Authority Funds in the amount of \$805,000 as agreed upon through a Memorandum of Understanding (MOU) between LCRDA and OEV, to include the following:**
  - **Funding to support Asset Maximization and Readiness by creating pad ready sites within the 15 acres of undeveloped land and renovation of the 23,000 square feet of existing space in its buildings.**
  - **Funding to support the targeted recruitment of five new qualified leads in cooperation with OEV. Funding may be utilized for marketing, promotion and travel.**
  - **Disbursement of funds will be based on the following milestones:**
    - **Disbursement 1: Will occur upon groundbreaking construction or October of 2020, whichever is later.**
    - **Disbursement 2: Will occur upon the company's obtaining a Certificate of Occupancy for the site or October of 2021, whichever is later.**

Mayor Dailey noted that he serves on LCRDA Board of Directors, along with Commissioner Dozier. He entered into the record the opinion issued by the City Attorney, Cassandra Jackson, that dual service on the Blueprint IA Board and the LCRDA Board did not constitute a conflict of interest. Nor would voting on a funding request by the LCRDA to Blueprint Intergovernmental Agency constitute a voting conflict. The LCRDA was a special district created by Leon County but authorized by state statute. A copy of the opinion is on file at Blueprint Intergovernmental Agency.

Mayor Dailey supported Project Juggernaut noting that it was precisely the type of project talked about and intended for the 12% revenue approved by voters in 2014 for economic development.

Commissioner Jackson supported Project Juggernaut, the jobs it would create, and welcomed it to his district as County Commissioner.

Commissioner Minor supported Project Juggernaut and stated that it fit exactly the intention of the economic development dollars generated through sales tax revenues. It directly addressed poverty in Tallahassee-Leon County through a vibrant labor market offering high-paying jobs. Lastly, it cultivated the high-tech manufacturing cluster with long-range benefits to the community.

Commissioner Dozier supported Project Juggernaut, the financial investment into the complementary strategic plans of LCRDA and OEV, and the process of bringing large competitive projects to fruition. It signaled to other companies that Tallahassee-Leon County could execute the work efficiently and to the benefit of the whole community. Seventy-percent of the jobs created through Project Juggernaut would be high-wage jobs that did not require a four-year degree. Furthermore, many of the businesses at Innovation Park engaged with the ongoing research, students and through internship and apprenticeship opportunities. She hoped that future business locating in the Park would also.

Commissioner Maddox supported Project Juggernaut and encouraged upward growth of the ALICE population through partnership with CareerSource Capital Region to provide training targeted at people in South City, Frenchtown, etc. It was incumbent on the community to ensure that those most in need of high-paying jobs were trained and competitive in the jobs created through the commitment of public dollars.

Commissioner Proctor opposed Project Juggernaut because of the absence of transparency through the company's request of confidentiality, the absence of commitment to hire local residents for the jobs discussed, and because the company was from outside of Tallahassee-Leon County.

Commissioner Lindley supported Project Juggernaut, the job creation for middle-skilled employees, and noted that Tallahassee Community College (TCC) or Lively Technical College (Lively) were also available to prepare people for those jobs.

Commissioner Matlow requested disclosure of information on the company to elected officials ahead of large decisions to ensure no conflicts of interest for the IA Board. Susan Dawson, Blueprint Legal Counsel, stated that release of the company information was not allowed under Florida Statute 288.075, which allowed companies to request in writing an exemption from public disclosure and public. Ben Pingree stated that state law allowed for a time-limited exemption from public disclosure. However, Commissioners were appropriately briefed and that Florida law provided for the exclusion of the specifics in part to protect elected officials who could evaluate the facts of the proposal and terms of the incentives.

Commissioner Richardson supported Project Juggernaut stating that it was exactly as envisioned by the Sales Tax Committee for the 12% allocation to economic development through recruitment to Tallahassee and the infusion of capital to local businesses. Furthermore, Project Juggernaut was an excellent opportunity for the ALICE population or others interested in the training available in the technical and career fields through TCC and Lively.

Commissioner Proctor expressed his support for growing businesses in Tallahassee-Leon County. He remained concerned that there was no clear information on a commitment to hiring local people for the jobs created. He strongly encourage using revenues generated in Tallahassee-Leon County to be reinvested into the development of locally owned businesses. He also questioned how much of the 12% allocation for economic development would be spent with businesses outside of Tallahassee-Leon County.

Mayor Dailey stated that situations existed within both governments where elected officials were not involved with detailed information as was appropriate, or where some of the information was withheld. Local government entities represented by the staff of the LCRDA, the City Manager and County Administrator as the Intergovernmental Management Committee, and the staff of the Intergovernmental Agency, vetted Project Juggernaut prior to presenting it to the IA Board. While the IA Board did not know the name of the company nor the specifics of the deal, he sincerely hoped that members agreed that each government hired solid professionals to represent the elected officials in council management and forms of government. Moreover, persons who also hold the best interest of Tallahassee-Leon County at heart in vetting the projects to move the community forward.

Mayor Dailey reiterated his support of Project Juggernaut, the jobs it would create, and moving all segments of Tallahassee-Leon County forward. He encouraged the IA Board to vote in favor of the motion on the floor, to support a properly vetted project

Commissioner Williams-Cox called the question. The vote to support calling the question passed 9-3 with Commissioner Proctor, Commissioner Dozier, and Commissioner Matlow casting the dissenting votes.

**The motion passed 11-1 with Commissioner Proctor casting the dissenting vote.**

7. Consideration of the Revised and Consolidated Minority Women Small Business Enterprise Policy for the Tallahassee-Leon County Blueprint Intergovernmental Agency

Darryl Jones provided a presentation to the Board on the consolidated Minority Women Small Business Enterprise (MWSBE) Policy, which included historical overview of the process and spending and recommended aspirational goals for Blueprint Intergovernmental Agency, the City of Tallahassee, and Leon County and stakeholder engagement. Policy highlights from the Blueprint MWSBE Policy included unbundling projects to increase procurement opportunities, Mentor-Protégé relationships, Joint Venture Partnerships to facilitate and increase capacity building opportunities for MWSBE's, and annual reporting to the IA Board. Furthermore, the new policy provided clarification that the use of Good Faith Effort documentation allowed for responsiveness but would be ineligible for MWSBE participation point. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Citizen Comments:**

Christie Hale spoke in favor of the consolidated MWSBE policy.

Katrina Tuggerson spoke in favor of the consolidated MWSBE policy.

Frank Williams spoke in favor of the consolidated MWSBE policy.

Wayne Mayo spoke in favor of the consolidated MWSBE policy.

Ted Parker spoke in favor of the consolidated MWSBE policy.

Rod McQueen spoke in favor of the consolidated MWSBE policy.

Brenda Williams spoke in favor of the consolidated MWSBE policy.

Shelly Bell spoke in favor of the consolidated MWSBE policy.

**Commissioner Williams-Cox moved, seconded by Commissioner Lindley, to approve Options 1 and 2.**

**Option 1: Approve the Minority, Women, and Small Business Enterprise Policy for the Blueprint Intergovernmental Agency and approve the revisions to the Blueprint Procurement Policy.**

**Option 2: Direct staff to work with City and County Staff to bring the Minority, Women, Small Business Policy and corresponding updates to the County and City Commissions on February 25 and 26, respectively.**

Commissioner Bryant commended staff on developing criteria to help define ‘good faith efforts’ in securing MWSBEs. Accountability across the program would be critical moving forward and inquired to the data collection and communication system. Ben Pingree stated that the implementation of the B2GNow system was progressing and staff would continue to keep the IA Board apprised of that process.

Commissioner Maddox expressed his support and spoke to the importance of moving sub-contractor MWSBE firms to primary contract firms for Tallahassee-Leon County and the United States.

**The motion passed 12-0.**

8. Acceptance of the Capital Cascades Trail Segment 3 After Action Report

Citizen Comments:

Casey Rychlik spoke in support of the report and to timing of the Segment 3D demo of structures in contrast to opportunities to purchase and relocate.

Max Epstein spoke in support of the report and in opposition to the project.

Tammy Brennan request for greater information with public notices.



## VI. PUBLIC HEARING

### 10. Second Public Hearing to Approve a Substantial Amendment to the Blueprint Northeast Gateway: Welaunee Critical Area Plan Regional Infrastructure Project

Ben Pingree opened the public hearing and introduced Autumn Calder who provided a presentation to the Board on the substantial amendment to the Blueprint Northeast Gateway: Welaunee Boulevard project, which included history, the original project concept, modifications to the concept, and the proposed project amendment description. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

#### Citizen Comments:

Michael Rosenthal spoke in opposition to the project.

Max Herrle spoke on behalf of the Killearn Homes Association in support of the project.

Steve Martin spoke in opposition to the project.

Ben Pingree closed the public comment portion of the public hearing thereafter posturing the IA Board for consideration of the item. A supermajority vote of County and City Commissioners was required for approval of the amendment.

**Commissioner Richardson moved, seconded by Mayor Dailey, to approve Option 1.**

**Option 1: Approve the substantial amendment to Blueprint Project 25, Northeast Gateway: Welaunee Critical Area Plan Regional Infrastructure, as described in Attachment 2.**

Commissioner Proctor commended the collaboration between citizens and Blueprint staff through the process of amending the project. He also encouraged City and County Commissioners to support southside citizens regarding unwanted roadway alignments proposed by the Florida Department of Transportation for South Monroe Street, Tram Road, and Gaile Avenue.

Mayor Dailey encouraged Blueprint staff to continue to work with the Lang family regarding the impacts to their property throughout the project.

Commissioner Matlow commended the public outreach and engagement through the amendment process. He expressed his opposition to the project however, stating that he did not think that it provided sufficient value to transportation and public good for the money invested.

**The motion passed 11-1 with Commissioner Matlow casting the dissenting vote.**

8. Acceptance of the Capital Cascades Trail Segment 3 After Action Report -  
CONTINUED

Autumn Calder provided a presentation to the Board on the After Action report of the Capital Cascades Trail Segment 3 project, which included a review of the process, identification of areas of improvement in public engagement and project management and strengths, and recommendations for implementation. Specific actions to enhance public engagement included increasing communication before and during project implementation, improving project awareness, and encouraging better engagement for Blueprint CAC Members in Blueprint projects and programs. Recommendations for project process improvements included the development of project profiles to capture the unique characteristics of each, enhanced verification of surveys, and the use of plain language in reports and presentations.

Areas of strength in the Capital Cascades Trail Segment 3 project included engagement of the surrounding community, collaboration with the primary stakeholders for the Segment 3 and FAMU Way projects, community inclusion, and meeting the project goals. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

**Commissioner Williams-Cox moved, seconded by Commissioner Richardson, to approve Option 1.**

**Option 1: Accept the Capital Cascades Trail Segment 3 After Action Report and direct staff to implement the Report's recommendations.**

Commissioner Dozier complimented the robust recommendations for process improvement. She requested that Blueprint staff share social media ready content for public meetings, project information, etc. with Commissioners in order for them to promote also.

Commissioner Dozier spoke to the nature of parallel projects, such as Capital Cascades Trail Segment 3 and FAMU Way, and requested that future Blueprint IA Board agendas include information from partner governments and agencies when it intersected with a Blueprint infrastructure or economic development project in order for the IA Board to be fully versed in their decision making process. She suggested adding decisions made by the City Commission, Board of County Commissioners, Capital Region Transportation Planning Agency, or Community Redevelopment Agency, etc. as attachments to the IA Board agendas.

Commissioner Desloge and Commissioner Maddox expressed support for attachments to the IA Board agenda items from other governments and agencies. Each noted that staff analysis and reports included the information however, they would like the supporting documents included for reference in the future.

**The motion passed 12-0.**

## 9. Consideration of the Purchase of 1309 Alabama Street

TJ Lewis provided a presentation to the Board on the consideration of the purchase of 1309 Alabama Street, which included zoning and land use information and a market survey of the property. Analysis of comparable acquisitions in the area provided an average sale price of \$160,833; the asking price for the Alabama Street parcel was \$250,000. A structural inspection and professional appraisal would be necessary should the IA Board authorize OEV to enter into negotiations with the owner as well as implementation of other elements of the Blueprint Real Estate Policy before future IA Board consideration of purchase. The Department of PLACE staff, through OEV, Planning Department, and the DesignWorks office would be available to provide technical to support a higher and better use of the property should the IA Board opt not to purchase the parcel. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

### Citizen Comments:

Lenorris Barber spoke on behalf of the Griffin Heights Neighborhood Association in support of the project.

Margaret Franklin spoke in support of the project.

Rodney Landers spoke in support of the project.

Mathew Latch spoke in support of the project.

**Commissioner Williams-Cox moved, seconded by Mayor Dailey, to approve Option 2 and 3.**

**Option 2: Direct staff to move forward with a professional appraisal, title inspection, and other applicable requirements per the Blueprint Real Estate Policy and bring back an agenda item to the IA Board for final consideration regarding the purchase of the 1309 Alabama Street property.**

**Option 3: Direct staff to conduct research on best practices as well as public engagement with the neighborhood to best align the reuse of the facility to the long-term economic development strategic plan and community needs.**

Commissioner Maddox inquired as to who would hold possession of the property if acquired. Ben Pingree stated that it would be a joint City-County acquisition by OEV through Blueprint Intergovernmental Agency. Through the approval of Options 2 and 3, OEV staff would move forward with the formal appraisal of the property and research the best practices for the space. Mr. Pingree anticipated that the building, based on initial inspection, would require renovation prior to occupation. Following the appraisal and research on best practices, staff would return to the IA Board with a future agenda item outlining the information from the formal appraisal, a purchase and sell agreement at the appraised value, analysis of building conditions (based upon the appraisal), and potential uses. It would also include consideration of the steps

necessary to convert it from a non-conforming to conforming use and to activate the space and fulfill the will of the IA Board.

Commissioner Maddox supported the idea of a neighborhood grocery and preferred it to be a turnkey operation with a grocer queued up to move in upon completion of the transaction. He expressed concern over acquiring and improving the property hoping or waiting for a business to move in. He recognized the need and wanted to provide yet wondered if it was more prudent to have a plan for business recruitment and development of the facility prior to acquisition and renovation.

Mayor Dailey supported the acquisition and in finding solutions for a food market to support the needs of the neighborhood. It was possible that future agenda items indicate that acquisition of the property would be better suited for the City of Tallahassee rather than Blueprint. However, he supported the motion on the table for the investigation of the title, the appraisal, etc. that would inform future decisions.

Commissioner Lindley supported the idea but did not see a plan to develop a grocery and encouraged scrupulous evaluation of the appraisal because of the limited resources (\$343K) of that incentive fund. She questioned the pursuit of acquisition through Blueprint Intergovernmental Agency funds, rather than by the City of Tallahassee as that seemed to be the more suitable route. She supported the appraisal and title research for the data to inform future decisions but like Commissioner Maddox, she had concerns for action beyond that extent.

Commissioner Minor voiced appreciation for Commissioner Lindley's points and stressed the need for a market in the food desert where walk-times to schools, stores, or restaurants were nine to thirty-two minutes away. He felt that it was appropriate for the City to review and act upon the property however. Barring any action by the City Commission and if it returned to the IA Board he felt it critical to act on it.

Commissioner Dozier stated that the discussion on the table illustrated earlier conversation about providing the full scope of action by the CRA, City Commission or others in order to understand the full context of issue. Furthermore, like the County Commissioners before her, she recognized the need and supported resolution, yet felt that acquisition of the Alabama Street property through Blueprint was getting ahead of themselves. She was not comfortable authorizing the funds for appraisal, title search, building inspection, etc.

Commissioner Dozier felt that Options 1 and 3 were more suitable. That allowed for further conversation at the Strategic Plan Workshop in March 2020, for a full briefing on actions by the City Commission and CRA, and for alignment with neighborhood goals. There were limited economic development funds available and with multiple small business requesting assistance and other neighborhoods that could benefit from similar action recommended by the item, she encouraged the IA Board to be judicious in the direction provided.

Commissioner Dozier strongly could not support the motion without additional information from the City and a plan to move forward. There were too many properties

in Tallahassee-Leon County that could qualify for that type of action that would exhaust the economic development dollars and not create jobs.

Commissioner Matlow stated that the availability of fresh food was the foundation of economic development and for an investment one-tenth the cost of Juggernaut that would have significant impact on the Griffin Heights community. Connecting businesses from the largest projects at the highest level, the magnetic technology field, to the smaller ones at a lower level, through a neighborhood grocery, was key to serving the entire community.

Commissioner Proctor supported the item and the investment in local, neighborhood businesses.

Ben Pingree stated that the funds were available to conduct all items listed in Options 2 and 3. He further clarified that staff would not proceed with an irrevocable sale agreement under any of the options. The City Commission could review acquisition of the property independently, the IA Board could review the data provided in a future agenda item.

Commissioner Bryant called the question. The vote to support calling the question passed 10-2 with Commissioner Dozier and Commissioner Matlow casting the dissenting votes.

**The motion passed 12-0.**

Commissioner Maddox encouraged the development of a plan to increase his level of comfort moving toward acquisition but also to know that within a specified timeframe there would be a grocery store on that site and serving citizens.

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

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

**Speakers:** None

Brian Lupiani spoke in favor of applying the amended relocation guidelines retroactively to residents of the Boynton Stills neighborhood.

Steve Martin spoke in opposition to the Northeast Gateway: Welaunee Boulevard project.

**VIII. ADJOURN**

**The meeting adjourned at 7:05 p.m.**

*The next Blueprint Intergovernmental Agency Board of Directors Meeting  
is scheduled for  
**March 12, 2020 at 3:00 p.m.***