

# Blueprint Intergovernmental Agency Board of Directors Informational Item

May 8, 2025

<b>Title:</b>	Receipt and File
<b>Category:</b>	Informational Item
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

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## STATEMENT OF ISSUE:

The following informational items are being provided to the Blueprint Intergovernmental Agency Board of Directors and have been posted to the Blueprint [website](#).

- Items posted for May 8, 2025:
  - Informational Update on the North Monroe Gateway Project
  - Blueprint Infrastructure Community Engagement Update
  - Draft Citizens Advisory Committee January 30, 2025 and April 24, 2025 Minutes

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## INFORMATIONAL UPDATE ON THE NORTH MONROE GATEWAY PROJECT

### SUMMARY

This informational update details progress on the North Monroe Gateway project, which spans from Seventh Avenue to Interstate 10, including an update on the planned 20% match from Blueprint for the \$21 million federal Safe Streets and Roads for All (SS4A) Grant. To date, a total investment of approximately \$27.56 million is committed or has occurred in the Blueprint project area since the project's initiation, as described in this update:

- \$11.83 million in completed improvements from 2015-2024;
- \$7.12 million in active improvements underway in 2025; and
- \$8.61 million in planned improvements by Blueprint and the Florida Department of Transportation (FDOT) through 2027.

Consistent with the Blueprint Leveraging Policy, the programed Fiscal Year (FY) 2026 allocation of \$4.2 million in Blueprint funding will be used as the local 20% match for the submittal of a FY 2025 SS4A Grant application for improvements along the North Monroe corridor from Seventh Avenue to Capital Circle NW (7.3 miles). This federal grant opportunity was recently announced, and the Notice of Funding Opportunity (NOFO) has been published on the USDOT website. Subject to Board of County Commissioners approval, this SS4A application will be submitted by Leon County. Blueprint cannot be the applicant as the SS4A project area goes beyond the Blueprint project area, which extends from Seventh Avenue to I-10 (2.5 miles). The City limit line also ends at I-10. With Leon County as the applicant, a larger section of improvements along the North Monroe corridor from Seventh Avenue to Capital Circle NW (7.3 miles) can be sought. Should the SS4A Grant be successful, staff will bring back an item to initiate the substantial amendment process for the IA Board to consider extending the Blueprint project to Capital Circle NW. The substantial amendment is necessary for Blueprint to implement the entire 7.3 mile project. **Should the project not be substantially amended, Leon County will manage the project area outside the approved Blueprint project. Once completed, North Monroe will continue to be maintained by FDOT, as it is currently.**

Concurrently, Blueprint is coordinating with the Florida Department of Transportation (FDOT) and the Capital Region Transportation Planning Agency (CRTPA) to leverage a FY 2027 \$21 million resurfacing project along the North Monroe corridor from John Knox Road to Capital Circle NW to achieve both safety and aesthetic improvements for the roadway within the Blueprint project area. This FDOT resurfacing project is currently in design. Based on a review of safety improvements proposed through the SS4A application and improvements typically incorporated by FDOT into resurfacing projects, it is

anticipated that improvements such as ADA compliance and other safety-related items may be addressed as part of the resurfacing project. Blueprint funding may be used to further leverage these state funds to complete locally desired enhancements, such as aesthetic improvements, which would not typically be funded by FDOT through the resurfacing project. These local contributions to the resurfacing project could also qualify as the local match for the SS4A grant, further leveraging Blueprint dollars to improve the North Monroe corridor should the grant application be successful.

Beyond the Blueprint project area, the CRTPA is coordinating with FDOT on the resurfacing project area north of Interstate 10 to ensure applicable safety improvements identified in the SS4A application are incorporated into the FDOT project. This tri-party coordination will ensure a multi-pronged approach to addressing identified safety issues throughout the North Monroe corridor.

### BLUEPRINT PROJECT OVERVIEW

As defined in the 2015 Second Amended and Restated Interlocal Agreement, the North Monroe Gateway project provides: “**funding** to develop gateway enhancements for North Monroe Street from I-10 to Seventh Avenue (includes signage, art, crosswalks and other pedestrian safety enhancements).” The project map as provided in the Interlocal Agreement is included as Figure 1.

Figure 1. North Monroe Gateway Project Map



**Blueprint Intergovernmental Agency Board of Directors Meeting, May 8, 2025**  
**Receipt and File: Informational Update on the North Monroe Gateway Project**  
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Past, current, and planned investments along the corridor by FDOT, combined with the sales surtax funded Blueprint North Monroe Gateway project, will result in a total investment of \$27.56 million to improve the safety and aesthetics of the North Monroe Corridor from Seventh Avenue to Interstate 10. Much of this work is planned within the next five years or has already been completed, as detailed in Table 1, which summarizes the investment by project type along the North Monroe corridor.

Table 1. North Monroe Gateway Improvements

Project Improvement	Agency	Investment
<i>Complete</i>		
Monroe Street Resurfacing & ADA Improvements Project (John Knox Road to Thomasville Road)	FDOT	\$6,400,000
Monroe Street Medians (Tharpe Street to Seventh Avenue)	FDOT	\$970,000
Monroe Street Widening & Pedestrian Improvements (Monroe Street to John Knox Road)	FDOT	\$3,000,000
Median Landscaping (Allen Road to Lakeshore Drive)	FDOT	\$1,460,707
<i>In Progress in FY 2025</i>		
New Sidewalk (John Knox Road to Lakeshore Drive) - Construction	FDOT	\$6,380,736
New Median & Landscaping (John Knox Road to Allen Road) - Construction	Blueprint	\$315,000
North Monroe Resurfacing (John Knox Road to I-10) - Design	FDOT	\$423,792
<i>Future Improvements</i>		
North Monroe Gateway (Seventh Avenue to I-10) - Construction	Blueprint	\$4,200,000
North Monroe Resurfacing (John Knox Road to I-10) - Construction	FDOT	\$4,411,182
TOTAL		\$27,561,417

Over the past year, significant progress has been made to advance improvements along the North Monroe corridor. FDOT recently completed an enhanced landscape median project from Allen Road to Lakeshore Drive (a project directly resulting from Blueprint leveraging efforts). These median enhancements represent a \$1.46 million investment.

Blueprint has also successfully sought grant funds to advance infrastructure improvements. In 2025, Blueprint was awarded a \$93,100 Beautification Grant from FDOT to support construction of additional landscaped medians from John Knox Road to Allen Road. Combined with sales surtax infrastructure funds, this represents an investment of approximately \$315,000. The pre-construction phase is currently underway, managed by Blueprint, and construction is anticipated to begin in Q2 2025.

Blueprint was also awarded a \$25,000 grant from the Knight Foundation to support an enhanced transit stop along the North Monroe corridor.

Additionally, a new sidewalk on the west side of North Monroe Street from John Knox Road to Lakeshore Drive by FDOT is underway. Construction will begin in spring 2025, completing the gaps in the sidewalk network in the Blueprint project area. This new sidewalk represents a total investment of \$6,380,736.

Coordination between Blueprint and FDOT is ongoing to maximize leveraging opportunities and integrate desired community improvements into state-funded projects. In June 2024, FDOT advertised for design services to resurface North Monroe Street from Capital Circle NW to just south of John Knox Road, totaling 6 miles. This project provides an opportunity to integrate desired improvements, such as enhanced pedestrian crosswalks and other safety improvements into the FDOT design plans at a cost savings to Blueprint. **Blueprint funding may be used to further leverage these state funds to complete locally desired enhancements, such as aesthetic improvements, which are not typically funded through the resurfacing project.** Planned FDOT funding for FY 2025 consists of preliminary engineering/design totaling \$1,842,573. Planned FDOT funding for construction in FY 2027 totals \$19,179,051, representing a total investment of \$21 million for this resurfacing project. For the Blueprint project area, this investment is estimated at \$4.83 million. **Blueprint contributions to the resurfacing project would also qualify as the local match for the SS4A grant, further leveraging Blueprint dollars to improve the North Monroe corridor should the grant application be successful.**

#### **PREVIOUS IA BOARD DIRECTION**

At the March 9, 2023 meeting, the IA Board directed staff to bring back an item to review options to advance funding for the North Monroe Gateway project within the next one to two years with minimal or no impact to other projects. The FY 2024-2028 Blueprint budget workshop item presented at the May 11, 2023 meeting provided a status update on the project, included as Attachment #1, and provided an option to accelerate full funding for the project by five years to FY 2026.

At the August 24, 2023 budget workshop, staff was directed to bring back an item providing options for expanding the North Monroe Gateway project. At the September 21, 2023 IA Board Budget Workshop, Blueprint presented an evaluation of project expansion north of Interstate-10 (included as Attachment #2). At this Budget Workshop, the IA Board directed Blueprint to bring back an item with options to initiate the substantial amendment process to expand the project by adding a new, unfunded Phase 2, covering a segment north of Interstate-10 to Fred George Road. This agenda item was included on the February 29, 2024 IA Board meeting agenda but no action was taken by

the IA Board. Should the SS4A Grant for the 2025 application cycle be successful and a substantial amendment be needed, staff will bring back an item to initiate the substantial amendment.

Most recently, the IA Board provided direction to continue accelerating improvements along the North Monroe corridor. At the May 16, 2024 budget workshop, the IA Board authorized procurement of construction services for improvements along the North Monroe corridor; new landscaped medians are scheduled to be constructed by Blueprint at the John Knox Road intersection and south of Allen Road in early 2025. The IA Board also approved the FY 2025 – 2029 Capital Improvement Program (CIP), which includes bond funding in FY 2026 to fully fund the remaining \$4.2 million allocation to the North Monroe Gateway project.

### **SAFE STREETS FOR ALL (SS4A) GRANT APPLICATION**

Blueprint continues to seek additional outside funds to leverage local dollars to maximize improvements throughout the North Monroe corridor. Consistent with **Blueprint's** Leveraging Policy, in May 2024 Blueprint provided a letter committing local matching funds totaling \$4.2 million, which is the required 20% match, for a \$21 million SS4A Grant application prepared for this project by the CRTPA. The SS4A application was based on a safety study conducted by the CRTPA to identify needed improvements on North Monroe Street from Tharpe Street to Capital Circle Northwest.

While the North Monroe application was not selected for full funding in the 2024 cycle, the project was awarded a \$198,618 **'Demonstration Grant'** for median modifications south of I-10. Blueprint funding serves as the required 20% local match, or \$49,654, of the total project cost (\$248,272). As noted herein, the CRTPA is coordinating with FDOT on the resurfacing project and are discussing opportunities to include the median modifications in the upcoming resurfacing project.

USDOT has encouraged resubmittal of the North Monroe SS4A application for the 2025 application cycle. **The FY 2025 SS4A application will be submitted by Leon County, subject to Board of County Commission approval. The CRTPA will work with Leon County and Blueprint to update the SS4A application for the FY 2025 submittal. Application by Leon County will allow for submission of a more comprehensive grant request to fund improvements along a longer section of the North Monroe corridor from Seventh Avenue to Capital Circle NW (7.3 miles) as opposed to Blueprint as the applicant which would only cover the approved Blueprint project area from Seventh Avenue to Interstate 10 (2.5 miles). The CRTPA is unable to apply due to Florida Statute 339.175(6), which restricts the CRTPA from managing or administering capital improvement projects.** Should the SS4A Grant be successful, staff will bring back an item to initiate the substantial

amendment process for the IA Board to consider extending the Blueprint project to Capital Circle NW. The substantial amendment is necessary for Blueprint to implement the entire 7.3 mile project. **Should the project not be substantially amended, Leon County will manage the project area outside the approved Blueprint project with the improvements south of Interstate-10 using the sales surtax infrastructure funds still being used as the required match for the entire project. Once completed, North Monroe will continue to be maintained by FDOT, as it is currently.**

## **CONCLUSION**

This informational update on the North Monroe Gateway project details efforts underway by Blueprint to leverage funds to improve the safety and aesthetics of the North Monroe corridor within the next two to three years. Past, current, and planned investments along the corridor by FDOT, combined with the sales tax funded Blueprint North Monroe Gateway project, will result in a total investment of \$27.56 million to improve the safety and aesthetics of the North Monroe Corridor from Seventh Avenue to Interstate 10.

This update also provides detail on the complimentary efforts to use the \$4.2 million in infrastructure funds planned for allocation in FY 2026 as both the local match for the resubmittal of a federal Safe Streets for All (SS4A) grant application for up to \$21 million and funding to leverage additional improvements through the planned FDOT resurfacing of North Monroe Street in FY 2027. Should the 2025 SS4A application be successful, this amount will increase the total investment and level of improvement along this key entryway corridor in Tallahassee-Leon County.

### Attachments:

1. [May 11, 2023 Status Update on North Monroe Gateway Project](#)
2. [September 21, 2023 Status Update on the North Monroe Gateway Project and Evaluation Project Expansion](#)
3. [CRTPA North Monroe Safety Implementation Plan](#)

**Blueprint Intergovernmental Agency Board of Directors Meeting  
Receipt and File: Blueprint Infrastructure Community Engagement Update  
May 8, 2025**

This document provides the IA Board with information regarding recent and upcoming public engagement activities for Blueprint projects.

**RECENT & UPCOMING PROJECT ENGAGEMENT**

Active projects employ a range of engagement strategies tailored to residents, businesses, homeowner associations, neighborhood associations, and project working groups. Purposeful, timely, and project-centric community engagement remains paramount in fostering constructive relationships with community members directly impacted by or with vested interest in the project. This is accomplished through targeted outreach efforts, such as engaging stakeholders in small group settings or one-on-one interactions to disseminate information and facilitate discussions pertaining to project ideas or concerns. Examples of stakeholder engagement initiatives include door-to-door outreach to businesses or residences, participation in homeowner/neighborhood association gatherings, and the organization of virtual meetings. The Blueprint team remains accessible to the community, with an open invitation for stakeholders to connect with any staff member.

Project-related public engagement activities that have transpired or are scheduled between September 5, 2024, and September 18, 2025 (spanning the period between the last and forthcoming IA Board meetings) encompass the following initiatives.

[Airport Gateway](#)

- Construction for Airport Gateway Segment G-1 (Springhill Road from Capital Circle SW to south of Windy Pines Lane) will begin in mid 2025. Public notices for traffic pattern changes will be communicated as necessary.

[Fairgrounds Beautification and Improvement](#)

- Design is underway and will continue through mid 2026. Stakeholder meetings with the Fair Association will be ongoing throughout the spring and summer.

[Market District Placemaking](#)

- Construction for the Market District Park began in January 2025. Door to door outreach and a postcard mailing were performed in December 2024 to inform businesses and residents of the upcoming construction.

[Northeast Gateway Phase 1A – Interstate 10 Overpass](#)

- A contractor has been selected for the construction of the Northeast Gateway bridge over Interstate 10 with construction scheduled to commence in summer 2025 and continue through 2027. Public notices for traffic pattern changes will be communicated as necessary.

### Northeast Corridor Connector: Bannerman Road

- Blueprint staff attended and hosted a booth at the Northside Street Party on November 1, 2024 where residents were able to talk with staff and learn more about the Bannerman Road Project.

### Northeast Park

- A groundbreaking ceremony was held on October 16, 2024. Construction has commenced and will continue through early 2027.

### Orange-Meridian Placemaking

- A contractor has been selected for the construction of Orange-Meridian Park. Construction is expected to last through mid 2026. A groundbreaking ceremony is planned for May 8, 2025.

The [Blueprint Infrastructure Quarter 1 2025 Project Status Report](#) was published in April 2025 on the Blueprint website. The status of all projects is updated regularly and appears on their respective web pages.

- [Airport Gateway](#)
- [Alternative Sewer Solutions](#)
- [Animal Service Center](#)
- [Bike Route System](#)
- [Capital Cascades Trail Segment 4](#)
- [Capital Circle Southwest](#)
- [College Avenue Placemaking](#)
- [Fairgrounds Beautification and Improvement](#)
- [Florida A&M University Entry Points](#)
- [Greenways Master Plan Implementation](#)
- [Lake Jackson Greenway](#)
- [Lake Lafayette and St. Marks Regional Linear Park](#)
- [Magnolia Drive Trail](#)
- [Market District Placemaking](#)
- [Midtown Placemaking](#)
- [Monroe-Adams Placemaking](#)
- [North Monroe Gateway](#)
- [Northeast Corridor Connector: Bannerman Road](#)
- [Northeast Gateway: Welaunee Boulevard](#)
- [Northeast Park](#)
- [Northwest Connector Corridor: Tharpe Street](#)
- [Orange Avenue Widening](#)
- [Orange-Meridian Placemaking](#)
- [Southside Gateway](#)
- [Westside Student Gateway](#)

# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** April 24, 2025  
**To:** Citizens Advisory Committee  
**From:** Artie White, PLACE Director  
**Subject:** Summary CAC Meeting Minutes for January 30, 2025

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## Committee Members present:

Leroy Peck (virtually via Teams)	Mary Glowacki
Chris Daniels	Deborah Burr
Kathy Bell	William McCloud
Byron Greene	Rod McQueen
Whitney Doyle	

## Committee Members absent:

Adner Marcelin	Hollie Myers
Chuck Goodheart	Fred Varn

The regular meeting of the Citizens Advisory Committee was called to order at 4:30 pm on January 30, 2025 at the Blueprint Intergovernmental Agency by Chair Leroy Peck.

## I. AGENDA MODIFICATIONS

There were no modifications to the published agenda.

## II. CITIZEN COMMENTS

There were no citizen comments.

## PRESENTATION / INFORMATION ITEMS

### *Welcome New CAC Members*

Blueprint Planning Manager, Megan Doherty introduced new CAC members, Deborah Burr and William McCloud, and then each gave a brief background about themselves.

### *Status Update Presentation: Midtown Placemaking*

Blueprint Project Manager, Martha Hodgson gave a status update presentation on the Midtown Placemaking project, which is a collaboration primarily between Blueprint and the Florida Department of Transportation (FDOT). FDOT has funded the planning and design of the project, and Blueprint is contributing construction funding for the streetscaping and pedestrian improvements. Blueprint is also working with the City of Tallahassee to consolidate overhead utilities throughout the corridor. Ms. Hodgson provided an overview of the planned improvements along Thomasville Road between

Monroe Street and Seventh Avenue, which include extending the sidewalks on both sides of the street, adding landscape buffers, and increasing pedestrian access. Ms. Hodgson discussed that the project's next phase is construction, planned to begin later this year, and discussed the multiple phases of construction & specific streets that will be affected. Ms. Hodgson noted that CAC member Fred Varn is on the Midtown Working Group, a citizens committee comprised of business owners and residents, that is also engaged in this project. CAC member William McCloud inquired about parking for this project and Ms. Doherty noted that the Tallahassee-Leon County Planning Department is incorporating a review of parking into their current planning efforts in Midtown. Ms. Hodgson also noted that the City would use the roadwork as an opportunity to upgrade underground utilities, including stormwater improvements as well as water and sewer.

CAC Member Kathy Bell inquired if the lights on the RRFB crossing could be changed to red to improve visibility. Ms. Hodgson noted the RRFB's were installed by FDOT and the light color is unable to be changed on that particular product. Ms. Hodgson noted that the planned improvements would support pedestrian safety which will hopefully address some of the concerns Ms. Bell highlighted.

Ms. Hodgson then discussed the consolidation of overhead electrical lines to one side of Thomasville Road, which is planned for construction following the completion of the FDOT's construction in 2027. CAC Member William McCloud asked if traffic will be redirected when FDOT starts their project and Ms. Hodgson stated that there will be detours. She anticipates the information on detours and alternate routes will be presented by FDOT this spring at a public meeting, along with their current effort to inform area businesses about the project.

#### *Q1 2025 Blueprint Infrastructure Project Status Report*

Planning Manager Megan Doherty gave a brief overview of current projects, milestones achieved, beginning & ending dates of projects, and highlights of specific projects. Ms. Doherty highlighted specific projects such as the recent completion of the History and Culture Trail along Capital Cascades Trail Segment 3, Lake Lafayette trail improvements, the start of the Market District Park, and the groundbreaking for the NE Park and gave updates on each of them.

### **CONSENT**

#### **1. Approval of the August 22, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes**

CAC Member Rod McQueen moved to approve the Consent agenda, William McCloud seconded this motion. Motion passed unanimously.

**III. GENERAL BUSINESS**

**2. Recommendation of an Appointment to the Blueprint Citizens Advisory Committee**

Ms. Doherty gave an overview of the current CAC vacancy for the member representing the Big Bend Minority Chamber of Commerce (BBMCoC). Dr. Elaine Bryant was nominated by the BBMCoC as their representative on the Blueprint CAC.

CAC Member Kathy Bell moved to approve the recommendation and Byron Greene seconded this motion. Motion passed unanimously.

**3. Election of a CAC Vice-Chair**

CAC Member Rod McQueen nominated CAC Member Chris Daniels. Kathy Bell seconded this nomination. Motion passed unanimously.

**IV. ADJOURN**

The meeting adjourned at 5:05 PM.

NEXT CAC Meeting: April 24, 2025

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# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** August 28, 2025  
**To:** Citizens Advisory Committee  
**From:** Artie White, PLACE Director  
**Subject:** Summary CAC Meeting Minutes for April 24, 2025

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## Committee Members present:

Whitney Doyle	Mary Glowacki
Chris Daniels	Deborah Burr
Kathy Bell	Fred Varn
Byron Greene	Chuck Goodheart

## Committee Members absent:

Adner Marcelin	Leroy Peck
Rod McQueen	William McCloud
Hollie Myers	

In lieu of the regular meeting, a tour of Blueprint and Office of Economic Vitality projects located in southwest Leon County was held with the members of the Citizens Advisory Committee. The meeting was called to order at 4:30 pm on April 24, 2025 at 1729 W. Paul Dirac Drive, Tallahassee, Florida.

## I. AGENDA MODIFICATIONS

There were no modifications to the published agenda.

## II. CITIZEN COMMENTS

There were no citizen comments.

## PRESENTATION / INFORMATION ITEMS

Alissa Costabile, IGNITE Program Director, provided CAC members a tour of the new IGNITE Tallahassee facility in Innovation Park. IGNITE Tallahassee was recently constructed and is managed by Florida State University as an incubator for tech startup companies. OEV Director, Keith Bowers, gave a brief presentation on OEV's role in providing needed funding for the IGNITE facility as well as how many jobs were created from this building along with other future economic impact statistics resulting from this new facility.

The tour continued from IGNITE Tallahassee in Innovation Park to Debbie Lightsey Nature Park, travelling along roadways planned to be improved through the Airport Gateway project. Blueprint Design & Construction Manager, Abe Prado discussed the planned improvements as well as highlighting locations of future improvements planned through the Capital Cascades Trail Segment 4 project.

At Debbie Lightsey Nature Park, Blueprint Project Manager, Junious Brown discussed the history of the park site and the process to develop the concept and design for the 113-acre nature park.

After leaving the park Blueprint Planning Manager, Megan Doherty discussed the history of improvements made by Blueprint along the Capital Circle corridor over the past 20 years. The tour concluded by traversing additional roadways planned for improvement through the Airport Gateway project, including Springhill Road, before arriving back at IGNITE Tallahassee for adjournment.

***III. ADJOURN***

The tour adjourned at 6:05 PM.

NEXT CAC Meeting: August 28, 2025