

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: February 26, 2026
To: Citizens Advisory Committee
From: Artie White, PLACE Director
Subject: Summary CAC Meeting Minutes for August 28, 2025

Committee Members present:

Leroy Peck	Mary Glowacki
Chris Daniels	Deborah Burr
Kathy Bell	William McCloud
Byron Greene	Rod McQueen
Whitney Doyle	Hollie Myers (virtually via Teams)
Chuck Goodheart	Fred Varn
Dr. Elaine Bryant	

The regular meeting of the Citizens Advisory Committee was called to order at 4:30 p.m. on August 28, 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

Recognition of CAC Member, Adner Marcelin

Blueprint Planning Manager Megan Doherty recognized CAC member Adner Marcelin, who passed away earlier this year, for his four years of service and the numerous contributions Mr. Marcelin made to the CAC as well as to the community.

Q2 2025 Blueprint Infrastructure Project Status Report

Blueprint Planning Manager Megan Doherty gave a brief overview of current projects, milestones achieved, beginning and ending dates of projects, and highlights of specific projects.

CONSENT

1. Approval of the January 30, 2025 and April 24, 2025 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

CAC Member, Fred Varn requested a correction to the January 30, 2025 minutes. Mr. Varn said that he is not on the Midtown Working Group although there is a person on that group with the same name. Megan replied that she will make the correction.

Kathy Bell then moved to approve the Consent agenda with the edit from Fred Varn, LaRoderick McQueen seconded this motion. Motion passed unanimously.

III. **GENERAL BUSINESS**

2. Presentation of the FY 2025 Annual Report of the Blueprint Intergovernmental Agency

Blueprint Planning Manager Megan Doherty presented highlights from the FY 2025 Blueprint Intergovernmental Agency Annual Report, encompassing the period from October 1, 2024 through September 30, 2025. During this time, construction began on six infrastructure projects, including breaking ground on three new parks throughout Leon County - Orange-Meridian Park, Market District, and the Northeast (NE) Park. Additional projects under construction for FY 2025 include the Airport Gateway and Mountain Bike Flow Trail at Capital Circle Southwest Greenways.

CAC member, Chuck Goodheart inquired as to the maintenance of these parks built with Blueprint funds. Ms. Doherty noted that the Orange-Meridian & Market District parks will be maintained by the City of Tallahassee and the NE Park will be maintained by Leon County.

Ms. Doherty highlighted the FY 2025 awards and recognitions received for projects including three local and statewide awards for the History & Culture Trail project, Project Manager, Martha Hodgson being recognized as the Government Engineer of the Year, and Project of the Year awards for the Northeast Gateway: Welaunee Boulevard and Lake Jackson Greenway: Phase 1 projects.

Ms. Doherty concluded with an overview of the eleven infrastructure projects currently under construction, as well as noting there will be a total of 17 in construction in 2026.

Office of Economic Vitality (OEV) Director Keith Bowers presented OEV's FY 2025 highlights, notably two awards that OEV received from the International Economic Development Council (IEDC) for SOMO Walls project and the Bronze award for Economic Equity & Inclusion for the Black Business Expo Tallahassee. Mr. Bowers discussed how economic development follows and intersects with infrastructure, noting that investments in the southside made achievements like SoMo Walls possible. He concluded that infrastructure is the foundation and backbone for economic development.

Mr. Bowers presented statistical information about Tallahassee being recognized among the top metropolitan locations in the nation for the 2nd consecutive year and then gave a ranking breakdown of how this was achieved from the *Area Development* magazine and how this recognition underscores Tallahassee's ongoing economic vitality, investment appeal, and ability to attract & retain businesses.

Mr. Bowers then discussed how OEV collaborated to host the Motor Drive Systems, and Magnetics (MDSM) Conference in February 2025 here in Tallahassee. Mr. Bowers highlighted where there were over 260 industry leaders that attended from around the world along with showcasing Tallahassee-Leon County's role as the Magnetic Capital of the World. He concluded by saying that due to the success of the conference, it will return in March 2026.

Mr. Bowers then gave information showing that Tallahassee ranks among the top 15 (#14) nationally for the highest percentage of Black-owned businesses and how these businesses contribute to the fabric of our economy. He also informed everyone that OEV has recently started a podcast called Economic Vitality Unplugged. He said the podcast will discuss trends taking place in the Tallahassee-Leon County area and be a resource to highlight the region's momentum economically & collaboration all over the community. He concluded OEV's 2025 highlights where he talked about OEV's MWSBE Division certifying more than 155 firms and over 458 certified firms are now ready to participate in the local procurement process. He gave data showing that of the \$29.5 million dollars that Blueprint expended on projects in FY 2025, almost \$8 million dollars (28%) was spent with MWBE-certified firms. He then highlighted & gave information on the 2025 Talent Development & Attraction events that were held which were the annual Leon Works Expo and the 2nd annual North Florida Worlds of Work.

CAC member, Chuck Goodheart asked a question about the location of the mountain bike flow trail. Director Autumn Calder and Ms. Doherty answered, noting the bike trail is being constructed within Debbie Lightsey Park and is a part of a larger network of trails in the Capital Circle Southwest area, such as the completed Golden Aster Trail and planned Munson Connector Trail.

William McCloud then moved to approve Option #1, Acceptance of CAC presentation of the Blueprint Intergovernmental Agency FY25 Annual Report, LaRoderick McQueen seconded this motion. Motion passed unanimously.

CAC Chair, Leroy Peck mentioned how Gaines Street has changed through intentional infrastructure planning and thanked Blueprint for what they do.

IV. PUBLIC HEARING 5:00PM

3. *First Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026-2030 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency*

CAC Chair Leroy Peck provided information on the first public hearing, being conducted at the August 28, 2025 CAC meeting. Blueprint Planning Manager Megan Doherty provided an overview of the Blueprint Intergovernmental Agency's FY 2026 budget, describing the last 10 years of IA Board direction that directed the development of the FY 2026 budget.

Ms. Doherty provided an overview of the FY 2026-2030 Capital Improvement Program (CIP). Ms. Doherty noted the proposed FY 2026 budget includes an \$83 million bond to advance construction of numerous Regional Mobility and Gateway projects. Each year continues to also include the approximately \$10 million in annual allocations for

sidewalks, water quality, operating costs for parks, transit, bike routes, and greenways.

OEV Director Keith Bowers presented OEV's proposed FY 2026, noting the projected availability of \$4 million to cover existing economic development projects, competitive project fund, future opportunity leveraging fund, and along with funds for personnel, operating expenses, and funds debt service expenses. Mr. Bowers also presented two, new programs approved by the IA Board at their May 8, 2025 meeting. The Air Service Incentive & Capacity Improvement program will provide \$670,000 annually to the Tallahassee International Airport to possibly attract a low-cost carrier, expand routes, and create more jobs and additional economic output. The second program approved by the IA Board is the Affordable Housing Gap Finance Incentive Program, which will allocate \$250,000 annually to support rental housing projects for very low income household. The program is being coordinated with the City and County to help with fill the gaps in financing relating to construction costs & high interest rates for affordable/low income housing projects.

Chuck Goodheart inquired as to how the \$250,000 amount was identified for the Affordable Housing Gap program. Mr. Bowers noted IA Board direction to fund the project at that amount based on recommendations from the City and County. The funds are intended to accumulate over time to support larger projects.

Ms. Doherty then recapped the last 10 years of IA Board directed projects and the FY 2026 budget as presented. Ms. Doherty noted today's CAC meeting is the first public hearing and the second and final public hearing is scheduled for the IA Board Meeting on Thursday, September 11, 2025 at 5:00 P.M., City Commission Chambers.

V. ADJOURN

The meeting adjourned at 5:48 p.m.

NEXT CAC Meeting: October 15, 2025