

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: April 16, 2018
To: Citizens Advisory Committee
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes for February, 15, 2018 CAC Meeting

Committee Members present:

Hugh Tomlinson, Chair	Gina Kinchlow
Allen Stucks	Gordon Hansen
Bill Berlow	JR Harding
Claudette Cromartie	Keith Dantin
Elva Peppers	Kent Wimmer
George Smith	Neil Fleckenstein

Committee Members absent:

Kathy Bell	Peter Okonkwo
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I. AGENDA MODIFICATIONS

- Pulled from Consent for Presentation/Discussion:
Item 6: Approval of an Interlocal Agreement between the Blueprint Intergovernmental Agency, the City of Tallahassee, and Canopy Community Development District to Design, Construct, Maintain, and Fund Welaunee Boulevard: Segments 2-3

II. INFORMATIONAL ITEMS/PRESENTATIONS

- Blueprint Project Updates
 - Autumn Calder provided a brief overview of the status of Blueprint projects that included:
 - Smokey Hollow Barbershop was complete and the Grand Opening would be held in spring 2018
 - Capital Cascades Trail Segment 3F would be completed late 2018
 - Amphitheater weatherization, if approved by the Board of County Commissioners, would be funded by Leon County Tourism and managed by Blueprint. To maintain aesthetic continuity and the warranty of the project, the work would be completed by the same manufacturer who installed the original canopy.
 - Franklin Boulevard remediation was completed in January 2018.
 - Presentation is on file at Blueprint Intergovernmental Agency
- Office of Economic Vitality (OEV) Project Updates
 - Al Latimer provided a brief overview of the status of OEV projects that included:
 - Tallahassee MSA ranked highest of metropolitan cities in the state in GDP growth per capital in 2016 with 3.8% increase. And quarterly indicators

were on target with expectations with single family construction and labor force wages were up and office vacancy rate, mortgage foreclosures, and unemployment down.

- There were 123 active commercial and residential development projects in Tallahassee-Leon County. Economic impacts from just seven of those projects added 7,015 jobs, \$287.3 million in wages, and a total economic output of \$904.4 million. Additionally, there was great interest in Southside properties as well as properties adjacent to Blueprint projects.
- Communications outreach continued to grow through quarterly reports, ongoing civic and business engagements, and social media efforts.
- The key initiatives for 2018 were:
 - Target Industry Study which consists of an Economic Retrospective, Target Industry Analysis and Selection Study, and Incubator and Accelerator analysis.
 - Elevate Florida's Capital for Business Fund involved the establishment of three new initiatives. The first to go live was the Workforce Development fund which would be used to catalyze ecosystem partners to fill employment gaps in target industries.
 - The Disparity Study supported implementing new policies, developing new programmatic engagements, and increasing private and public procurement opportunities.
- Addressing Claudette Cromartie's inquiry on affordable housing issues, Mr. Latimer stated that the OEV coordinated with all ecosystem partners to identify community assets and resources. While affordable housing and human services components were not responsibilities that OEV was directly tasked with, the team actively sought to resolve the obstacles to economic growth through collaboration and partnerships.
- Presentation is on file at Blueprint Intergovernmental Agency

III. CONSENT

ACTION TAKEN: JR Harding moved the consent agenda as presented. Allen Stucks seconded it. The motion passed 12-0.

1. Approval of the November 16, 2017 CAC Meeting Minutes
Option #1: Approve the November 16, 2017 CAC meeting minutes.
2. Acceptance of the Status Report on Blueprint Intergovernmental Agency Infrastructure Projects
Option #1: Recommend that the Blueprint Intergovernmental Board of Directors accept the March 2018 status report on Blueprint infrastructure projects.
3. Acceptance of CapitalLOOP Business Engagement, Retention, and Expansion Program Update and Next Steps
Option #1: Recommend that the Blueprint Intergovernmental Board of Directors accept the CapitalLoop Business Engagement, Retention, and Expansion Program update and next steps.

4. Approval to Formalize the Exchange of Information with the Leon County Sheriff's Office Regarding the Utilization of Certified Minority Women Small Business Enterprises
Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors authorize the PLACE Director to execute a Memorandum of Understanding with the Leon County Sheriff's Office and the Blueprint Intergovernmental Agency, in a form approved by legal counsel that defines their activities with the Office of Economic Vitality and certified Minority Women Small Business Enterprises.
5. Status Report of the Operations of the Tallahassee-Leon County Office of Economic Vitality
Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors accept the Tallahassee-Leon County Office of Economic Vitality Status Report.
6. Pulled from Consideration, see agenda modification and general business.

IV. GENERAL BUSINESS

6. Approval of an Interlocal Agreement between the Blueprint Intergovernmental Agency, the City of Tallahassee, and Canopy Community Development District to Design, Construct, Maintain, and Fund Welaunee Boulevard: Segments 2-3

Megan Doherty gave a brief presentation on the status of the Northeast Gateway: Welaunee Boulevard project. Highlights included:

- Construction of Segment 1 was complete and staff was moving forward in March 2018 with the PD&E for the much larger Northeast Gateway Project which extends north of I-10. Staff anticipates 18-24 months to complete the PD&E.
- Dove Pond Regional Stormwater Facility provided for the tri-basin area, relieving historical flooding, and providing stormwater capacity for Welaunee Boulevard, the Canopy District development, both commercial and residential, as well as public facilities.
- Regarding the Dove Pond Joint Partnership (funding) Agreement the local contribution would be two-thirds of the project cost, not to exceed \$2-million. The Developer would construct, maintain, and operate the facility. The City would own and maintain the multi-modal trails upon final acceptance.

Option #1: Accept staff report.

Allan Stucks moved approval of Option #1. It was seconded by George Smith. The motion passed 12-0.

7. Update on the Consideration of a Substantial Amendment to the Blueprint 2020 Airport Gateway Project

Ben Pingree gave a presentation on the activities regarding the substantial amendment to the Airport Gateway project. Highlights of the presentation included:

- Reminder of the steps in the process to substantially amend a Blueprint project and the reiteration of the specific language proposed to the amended project description.
- An historical timeline through the Intergovernmental Agency, an overview of community engagement with stakeholders and the key points from the community engagement.
- Refinement options to the proposed amendment specific to each neighborhood.
- Community benefits included more than seven miles of improved roadways and more than 12 miles of new sidewalks, bike lanes, and trails. The preservation of neighborhood safety and integrity through creating dedicated entrances and rerouting traffic to Innovation Park and the College of Engineering.
- The initial cost estimate of the project, put before the voters in 2014, was \$58.7-million. The cost estimate for the proposed substantial amendment included \$3-million from FSU for a total estimated cost to Blueprint of \$58.6-million.
- The timeline moving forward, as is or amended, would be the same:
 - 2020 Project Implementation Plan, June 2018
 - Southwest Area Transportation Plan, began January 2018 and would be a 15-month process with a targeted completion date of mid-2019.
 - FDOT Orange Avenue PD&E, 2019, would analyze the social, economic, natural, and physical environmental impacts and become the basis for subsequent planning, design, and construction activities.
 - The project would be funded through the Blueprint Work Plan, per Board direction; which would determine the project development timeline.
 - Once initiated by the Intergovernmental Agency, the project development process would include: PD&E, design, partnership agreements, right-of-way acquisition, and finally construction.

Bill Berlow questioned the compressed timeline for a complicated amendment. Mr. Pingree stated that the senses of urgency depended on the partners involved. The Providence Neighborhood identified necessary safety improvements to their roadways in 2003 in a renaissance plan developed by the community. The partnership sought by FSU was also a consideration. A partnership agreement between Blueprint and FSU needed to be codified, or not, for FSU to meet their own development schedules. Commensurate with that and Board guidance, staff moved the process for project amendments forward. Based on the evolution of the project from November 2017 through January 2018, Mr. Berlow suggested a delay of two to three months to further refine the project. Hugh Tomlinson stated that the CAC previously requested exactly that and Blueprint and the Board complied.

Citizens to be heard:

Sylvia Smith, speaking on behalf of the Big Bend Homeless Coalition, spoke in favor of the project. The Airport Gateway project was seen as a way to enhance the Homefront Veterans Community and would work with Blueprint towards that end.

Debbie Lightsey, resident of Lake Bradford Road, spoke in opposition to the project. She objected to the intrusion of traffic to her neighborhood and the potential for public funds to support a roadway to benefit FSU; relocation packages were insufficient with limited availability of affordable housing.

Ramona Abernathy Paine, resident of Indianhead Acres, spoke in opposition to the project stating that it simply was not ready to move forward.

Don Dietrich, former resident of Lake Bradford Road, spoke in opposition to the project. His concern was that South Lake Bradford Road would become a second gateway or thoroughfare to the airport. He suggested that Orange Avenue be widened to four lanes with sidewalks east of the new road to be constructed by FSU to Springhill Road.

Keith Dantin questioned the traffic study. Ben Pingree stated that the Southwest Area Transportation Plan and PD&E, a joint Blueprint and CRTPA project which began in January 2018, would provide that data for the project area and beyond.

Bill Berlow questioned the value in accepting or not a report that would be presented to the IA either way. Patrick Kinni stated that the report submitted to the Board would also include the action taken by the committee. He clarified further that the required action of the CAC was to hold a public hearing on the item; that was achieved with the November 2017 meeting.

Keith Dantin clarified that the acceptance of the staff report was simply that and the process through which it came before the committee, public hearing included. Ben Pingree concurred and clarified that it was not an endorsement of the project.

George Smith left the meeting midway the discussion.

Hugh Tomlinson declared a conflict of interest based on his employment. He stated however that the constituents he represents, the Network of Entrepreneurs and Business Associates, fully supported, by a 15-0 vote of their Board of Directors, the substantial amendment to the Airport Gateway project. Their support was based on the recognition that Florida State University (FSU) was one of the biggest economic drivers of the community and the strong desire across the community for business growth around the Magnetic Laboratory and Innovation Park.

Option #1: Accept project update report.

Allen Stucks moved approval of Option #1. It was seconded by JR Harding.

The motion failed 7-3. Gordon Hansen, Kent Wimmer, Gina Kinchlow, Bill Berlow, Neil Fleckenstein, Allen Stucks, and Claudette Cromartie cast dissenting votes. Mr. Tomlinson abstained from the vote.

EDIT: The motion failed because the report was considered to be incomplete.

8. Approval of the New Investment Program: Elevate Florida's Capital for Business; Catalyzing Workforce Development Opportunities

Al Latimer gave a brief presentation the new investment program, Elevate Florida's Capital for Business. Highlights of the presentation included:

- The program included a Workforce Training initiative (launching in 2018), a one-time sponsorship opportunity, and an element to offset costs associated with the development of physical assets. The two remaining components would follow in 2019 and 2020.
- The training initiative was modeled after the US Department of Commerce's Innovation and Opportunity Network and the Florida Job Growth Grant program. It would offer grants to fill the gap between existing programs and the identified need in the community.
- Ideas in alignment with the 60 identified strategic plan priorities that more competitively positioned Tallahassee-Leon County, leveraged community assets, and spurred innovative growth, would be highly favored. As well as industries identified in the Target Industries Study.
- It had a proposed budget of \$100K with an organization receiving no more than \$25k per year that would come from the established Business Recruitment and Incentive Fund.

Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors approve the New Investment Program: Elevate Florida's Capital for Business: Catalyzing Workforce Development Opportunities and allocate \$100K from the Business Recruitment and Incentive fund to support the implementation of the program in FY 2019.

Allen Stucks moved approval of Option #1. It was seconded by Keith Dantin.

The motion passed 11-0.

Hugh Tomlinson left the meeting.

9. Acceptance of the Final Study Document on the Target Industry Analysis and Selection Study, Economic Retrospective, and Incubator and Accelerator Study

Al Latimer gave a brief presentation the Final Study Document on the Target Industry Analysis and Selection Study, Economic Retrospective, and Incubator and Accelerator Study. Highlights of the presentation included:

- The study covered 2004 to date and evaluated industries, trends, and how assets have changed.
- The incubator and accelerator aspect evaluated the business formation landscape, available resources, and existing gaps.
- The analysis and selection feature would recommend four industries to target for clustered development and intensification in the community. Those were:
 - Applied Sciences and Innovation (STEM programs)
 - Manufacturing, Transportation, and Logistics

- Professional Services and Information Technology
- Healthcare

Option #1: Recommend that the Blueprint Intergovernmental Agency Board of Directors accept the Final Study Document on the Target Industry Analysis and Selection Study, Economic Retrospective, and Incubator and Accelerator Study for Tallahassee-Leon County, Florida.

Allen Stucks moved approval of Option #1. It was seconded by Neil Fleckenstein.

The motion passed 10-0.

10. Evaluation of Undergrounding Electric Utility Lines in Coordination with the Magnolia Drive Trail Project

Autumn Calder gave a brief presentation on the status of the Evaluation of Undergrounding Electric Utility Lines in Coordination with the Magnolia Drive Trail project with the objective of generating discussion from the CAC regarding whether to move forward or not with relocating utilities underground. Highlights of the presentation included:

- Project history, community engagement feedback, and IA Board guidance to investigate the addition of underground electric to the project. The benefits to aesthetics, safety, and system reliability. Clarification of the project limits, Monroe Street to Chowkeebin Nene, and basics of construction.
- Design considerations include: existing utilities, poles, and overhead lines; connections with distribution lines to intersecting roadways; right-of-way/easement acquisition; topography; maintenance of traffic and detours; as well as residential driveways.
- The total cost to underground electric utilities would add \$4-million to the project.
- Staff recommendation was, if undergrounding utilities at all, to locate them under the roadway because it saved approximately \$750,000 reduce the impact to property owners, and manholes could be located in the street rather than the trail.

Keith Dantin questioned why Magnolia Drive was the roadway chose to underground utilities. Autumn Calder stated that it actually highlighted some of the work on the Airport Gateway project as Magnolia Drive was not on the original list of Blueprint projects. It was added in 2015 through the substantial amendment process of two public hearings and a supermajority vote by the Board, to add it to the project list. It came through Leon County's Safe Routes to School program and was originally a sidewalk project that, with Board guidance, evolved to what was before them.

Kent Wimmer questioned what would go unfunded if the Board opted to reallocate another \$4-million to Magnolia Drive for underground utilities. Autumn Calder stated that Blueprint and the Technical Coordinating Committee (TCC) shared the same concerns. The TCC in fact only supported moving forward if it did not take away from existing

Blueprint projects. Blueprint did qualify for the cost sharing program that the City implemented following Hurricane Hermine which would save the Agency 25%, or \$1-million, of the total cost.

Option #1: Recommendation to the IA Board of Directors to approve funding the undergrounding of the electric utility on Magnolia Drive from South Monroe to Chowkebin Nene if funding is available without impacting existing Blueprint projects.

Neil Fleckenstein moved approval of Option #1. It was seconded by Allen Stucks.

The motion passed 10-0

V. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

There were no speakers to be heard.

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

There were no speakers to be heard.

VII. ADJOURN

Kent Wimmer moved to adjourn. It was seconded by Allen Stucks. The meeting adjourned at 6:47 pm.

