

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: June 11, 2026
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of March 12, 2026

MEMBERS PRESENT

COUNTY	CITY
Brian Welch- Chair	Curtis Richardson- Vice Chair
Nick Maddox	Jeremy Matlow
Rick Minor	Jaqueline Porter
David O'Keefe	Dianne Williams-Cox
Carolyn Cummings (virtual)	
Christian Caban	

Commissioner Welch opened the meeting at 3:05 p.m. **Commissioner Caban moved to allow Commissioner Cummings to participate telephonically. Commissioner O'Keefe seconded the motion. The motion passed unanimously. Mayor Dailey and Commissioner Proctor were absent at the time of the vote and for the entirety of the meeting.**

I. AGENDA MODIFICATIONS

There were no agenda modifications.

II. CITIZENS TO BE HEARD

Dr. Otis Kirksey on behalf of Neighborhood Medical Center spoke about the non-competitive economic development proposal to establish an in-house pharmacy at the South Monroe location. Neighborhood Medical Center is requesting \$375,000 in non-competitive economic development funds from the Office of Economic Vitality.

Stanley Simms spoke in favor of Neighborhood Medical Center's non-competitive economic development proposal.

III. INFORMATION ITEMS

- **Receipt and File**
 - Blueprint Infrastructure Community Engagement Update
 - Citizens Advisory Committee February 26, 2026, Draft Minutes

IV. CONSENT

Commissioner Richardson moved to accept consent. The motion was seconded by Commissioner Porter. The motion passed unanimously. (Weighted 58-0)

- ***Approval of the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.***

Mayor Dailey and Commissioner Proctor were absent from the meeting.

V. GENERAL BUSINESS/PRESENTATIONS*Item 2: Approval of Appointments to the Blueprint Citizens Advisory Committee*

PLACE Director Artie White provided a brief summary of the agenda item and stated that staff recommendation would be to appoint Gloria Pugh and one other applicant to the Blueprint CAC. **Commissioner Williams-Cox moved to approve Gloria Pugh to serve on the Blueprint Citizens Advisory Committee representing the Greater Tallahassee Chamber of Commerce. The motion was seconded by Commissioner Matlow. The motion passes unanimously. (Weighted 58-0)**

Commissioner Caban moved to approve Danielle Irwin to serve on the Blueprint Citizens Advisory Committee to fill the Natural Scientist/Biologist position. The motion was seconded by Commissioner Richardson. The motion passed unanimously.

Item 3: Approval of Resolution 2026-01 Authorizing Issuance of the Series 2026 Bond Sale

Director White provided a brief summary of the Resolution and explained that the bond financing would continue the project prioritization and momentum of the Blueprints project as directed by the IA Board. He explained that the bond issuance was consistent with the long-term funding strategy approved by the IA Board. Blueprint Director, Autumn Calder then provided a presentation on the Bond financing. Director Calder explained the funding would go towards traffic congestion reducing projects, key southside projects, and community revitalization and redevelopment projects.

Commissioner Maddox moved to accept staff recommendation; to authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion. The motion was seconded by Commissioner Minor. Commissioner Minor spoke in favor of the motion. Commissioner Caban requested that the Airport Gateway be excluded from the motion and handled in a separate motion. **Commissioner Maddox amended the motion to exclude the Airport Gateway.** Blueprint Attorney, Susan Dawson, explained that the amendment was improper as it was inconsistent with the action previously approved by the IA Board. She explained, that in September 2025 the IA Board voted to fund the Airport Gateway project. Commissioner Caban explained that he wished to vote no on funding the Airport Gateway even though he expected that the motion for the bond issuance would pass regardless.

Commissioner Matlow inquired about whether the bond issuance was to secure funding for construction on property that is not owned by Blueprint. Director Calder explained that Blueprint staff is in the process of acquiring right of way for multiple projects, but that construction would not begin on parcels not owned by the Agency. She explained that if property could not be acquired for particular sections of the Airport Gateway the funding would be moved to other segments of the project. Commissioner Williams-Cox asked the IA Board to focus on the bonding as a whole and not the Airport Gateway project. The Chair chose not to follow the Parliamentarian's advice. Following further discussion on whether the amended motion was proper, Commissioner Maddox withdrew his motion.

Commissioner Caban moved to accept the bond resolution with the removal of the Airport Gateway. Commissioner Matlow seconded the motion. Commissioner Williams-Cox made a substitute motion to accept Option 1: accept staff recommendation; to authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-

01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion. The motion was seconded by Commissioner Richardson.

Commissioner Caban requested clarification on why the motion with the removal of the Airport Gateway would be improper. Attorney Dawson explained that the IA Board previously adopted Resolution 2025-02 which approved the budget for fiscal year 2026 that included funding for the Airport Gateway and incorporated funding from the anticipated bond issuance. She explained that approving a bond issuance that excluded funding for the Airport Gateway would conflict with the previous action adopted by the IA Board. Commissioner O'Keefe asked whether the IA Board is able to vote not to have a bond issuance and Attorney Dawson explained that the IA Board could vote no on this agenda item but that the IA Board would need to bring an item back to amend the approved budget to reconcile those actions.

The substitute motion passed 6-4 (weighted 34-24). Commissioners Matlow, Porter, Caban, and O'Keefe voted in opposition of the motion.

Item 4: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project

Director Calder provided a brief explanation of the two parcels included in the resolution.

Public comments were provided by Lewis Brown who inquired about the purpose of the Airport Gateway Project. Commissioner Welch explained that the IA Board doesn't normally take questions from citizens at the meeting, but he would direct staff to meet with Mr. Lewis to answer any questions he may have about the project.

Commissioner Matlow asked for a summary of the communications with the property owner and Director Calder explained that the Agency contacted the property owner approximately a year and half ago. After the property owner secured counsel Blueprint coordinated with their counsel and submitted an offer but has not received any communication from their counsel to date.

Commissioner Williams-Cox moved to accept Option 1: Approve Resolutions Nos. 2026-02 and 2026-03. The motion was seconded by Commissioner Richardson. The motion passed 8-2 (weighted 46-12). Commissioners Porter and Caban voted in opposition of the motion.

Item 5: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Magnolia Trail Project

Director Calder provided a brief explanation of the three parcels included in the resolution.

Commissioner Williams- Cox moved to accept option 1: Approve Resolutions Nos. 2026-04, 2026-05, and 2026-06. The motion was seconded by Commissioner Richardson.

Commissioner O'Keefe inquired as to whether the eminent domain action would displace any residences in the apartment complex. Director White stated that it would not. Commissioner Matlow asked about the communication with the property owners. Director Calder explained that the Agency was able to secure an agreement for a temporary construction easement with one property owner but after multiple attempts, the other property owner has been nonresponsive.

The motion passed unanimously. (Weighted 58-0)

Item 6: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Bannerman Road Project

Commissioner Minor moved to accept option 1: Approve Resolutions Nos. 2026-07 through 2026-17. The motion was seconded by Commissioner Williams-Cox.

Commissioner O'Keefe inquired as to whether anyone would be relocated by the eminent domain action. Director Calder explained that the area needed for the project was frontage of approximately 8 to 15 feet into the property and that no one would need to be relocated.

The motion passed 9-1 (weighted 51-7). Commissioner Porter voted in opposition of the motion.

VI. DIRECTOR DISCUSSION ITEMS

Commissioner Williams-Cox spoke in favor of the proposal from Neighborhood Medical Center. **Commissioner Williams-Cox moved to direct staff to review the non-competitive economic development proposal from Neighborhood Medical Center. The motion was seconded by Commissioner Minor.**

Commissioner Richardson spoke in favor of the motion and discussed the need for a local pharmacy on the southside of Tallahassee. Commissioner Porter also spoke in favor of the motion and asked a clarifying question about the project investment. She requested a clarification of the \$487,500 project investment and Dr. Kirksey of Neighborhood Medical Center explained that the \$375,000 would be included in the total project investment of \$487,500. Commissioners Cummings and O'Keefe spoke in favor of the motion. Commissioner O'Keefe discussed how the project is an opportunity for economic development and aligns with the mission of the Office of Economic Vitality and brings medical business to the Tallahassee market. Commissioner Maddox also spoke in favor of the motion and the proposal from Neighborhood Medical Center.

Passed 10-0 (weighted 58-0)

Commissioner Williams-Cox raised a concern that waiting until the June IA Board meeting would cause a delay in the Neighborhood Medical Center project.

Commissioner Minor discussed the importance of voting consistently to ensure the progress of the approved Blueprint projects. He discussed how the entire project list could have been jeopardized by the failure to pass the bond issuance and stated that he believes it is more important to focus on the entirety of the program and its progress rather than specific projects. Commissioners Matlow and Caban discussed the responsibility of the Board to discuss and manage the projects. Commissioner Caban further discussed the collegiality of the Board and requested that Board Members work more cordially with one another.

Commissioner Welch requested that staff consider a policy to address retail or restaurants establishments who experience significant business disruptions due to Blueprint construction projects. Commissioner Welch discussed the businesses impacted in the Market District and proposed considering a grant program to offset the losses that could be attributed to Blueprint construction in an amount up to \$10,000. Commissioner Caban spoke in favor of the proposal.

OEV Director, Keith Bowers, explained that the current OEV policy would only allow investments to the Targeted Industries of Healthcare, Transportation and Logistics,

Professional Services, and Applied Sciences and that a program to provide grants to businesses outside of the targeted industries would require a policy update that would need to be approved by the IA Board. Director Bowers further explained that OEV worked with the City to expand marketing efforts for the businesses in the Market District to offset the impacts from the construction occurring in the area. Commissioner O'Keefe spoke in favor of the proposal and spoke about a long-term policy for local businesses in anticipation of upcoming construction projects such as Midtown and Bannerman Road.

Commissioner Cummings inquired as to whether it may be premature to create a policy expanding the Targeted Industries and requested an update on the Targeted Industry Study. Director Bowers explained that OEV is in the process of updating the Targeted Industry Study and that the consultant is nearly 50% complete. Director Bowers explained that once the study was complete OEV would return to the Board with policy updates for approval. Director Bowers also explained that the previous direction from the Board was for the Targeted Industries to focus on job creation with salary above the local median income.

Commission Matlow spoke about identifying improvements to the existing process to increase coordination between businesses and contractors, particularly regarding signage and access. He recognized the slippery slope of providing funds to businesses and not having enough funds to complete the projects or the potential problem of providing funds for the Market District only. Commissioner Caban spoke in favor of interest free bridge loans or grants to support businesses impacted by natural disasters and construction impacts as well as timing the construction during slower business times of the year.

Commissioner Richardson spoke against the proposal stating that there may be other solutions to assist businesses impacted by construction and stated that the City and Blueprint already take steps to assist impacted businesses with signage and traffic redirection.

Commission Matlow moved to direct staff to return with an agenda item for discussion that adopts a policy related to Blueprint projects and local businesses. The motion was seconded by Commissioner O'Keefe.

Commissioner Minor made a friendly amendment to include best practices for communication with businesses during road construction from other Florida communities. It was accepted by Commissioners Matlow and O'Keefe.

The motion passed unanimously. (Weighted 58-0)

Commissioner Williams-Cox inquired about how long it would take for OEV to review the proposal from Neighborhood Medical Center. Director Bowers explained that OEV would need to submit the proposal to CEFA at FSU for an economic impact analysis and then meet with its advisory council (EVLC). Director Bowers stated the review make take 30 to 45 days. PLACE Director White stated that staff could work with the IA Board Chair to schedule a special meeting following the review but prior to the regularly scheduled meeting in June.

Commissioner Williams-Cox then moved to direct staff to work with the IA Board Chair to schedule a special meeting for the single topic of the Neighborhood Medical Center non-competitive economic development proposal. The motion was seconded by Commissioner O'Keefe. The motion passed unanimously. (Weighted 58-0)

VII. ADJOURN

The meeting adjourned at 4:52 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for **June 11, 2026, at 3:00 p.m.***