

# Blueprint Intergovernmental Agency

## Board of Directors

### Meeting Minutes

**Date:** August 24, 2023  
**To:** Board of Directors  
**From:** Benjamin H. Pingree, PLACE Director  
**Subject:** Summary Minutes to Board of Directors' Meeting of May 11, 2023

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#### **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Commissioner Carolyn Cummings, Vice Chair	Commissioner Curtis Richardson, Chair
Commissioner Nick Maddox	Mayor John Dailey
Commissioner David O'Keefe	Commissioner Jeremy Matlow
Commissioner Brian Welch	Commissioner Jacqueline Porter
Commissioner Rick Minor	Commissioner Dianne Williams-Cox
Commissioner Bill Proctor	
Commissioner Caban (Telephonically)	

#### **I. AGENDA MODIFICATIONS**

There were no agenda modifications.

**Commission Minor moved to allow Commissioner Caban to participate virtually. Commissioner Williams-Cox seconded the motion. The motion passed unanimously.**

**Passed 9-0 (weighted: 53-0)**

**Commissioners Matlow and Maddox were not present at the time of the vote.**

#### **II. CITIZENS TO BE HEARD**

Robert Blackledge spoke on behalf of the business incubation program provided by DOMI. He expressed a desire for the company to partner with OEV to scale the impacts from the program.

Max Epstein spoke about the Capital Cascades Segment 4 Project. He requested an informational item and discussion on the history of the project and that projected budget and funding be brought back at the June Budget workshop. He also spoke about the plans for Airport Gateway Project.

Stanley Sims spoke about the funding for the southside projects and their relation to projects on the east and west sides of Tallahassee. He also requested guidance about when proposals for small businesses should be brought during IA Board meetings. Finally, Mr. Sims spoke about improvements to Tharpe Street.

Dustin Rivest spoke about Foodies Takeout and Deliver App. He stated that the App benefits the local economy by retaining funds locally.

Shauna Smith spoke on behalf of the Capital Park Action Committee about the Fairgrounds improvement project. Ms. Smith spoke about the need for improved baseball facilities and amenities on the southside.

### III. INFORMATIONAL ITEMS/PRESENTATIONS

There were no motions or actions taken on the following informational items:

- Receipt and File:
  - Blueprint Infrastructure Community Engagement Update
  - Citizens Advisory Committee April 27, 2023 Minutes

### IV. CONSENT

**Mayor Dailey moved to accept all Consent Items. Commissioner Williams-Cox seconded the motion. The motion passed unanimously.**

**Passed 11-0 (weighted 65-0)**

**Commissioner Caban was absent at the time of the vote.**

1. Approval of the March 9, 2023 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes
2. Ratification of the May 11, 2023 Blueprint Intergovernmental Agency Budget Workshop
3. Acceptance of the Fiscal Year 2022 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency

### V. GENERAL BUSINESS/PRESENTATIONS

4. *Authorization to Advertise and Award Construction Services for the Market District Placemaking Project*

PLACE Director, Ben Pingree, introduced the item with a summary of the project and staff recommendations. He provided the Board with the option for a full presentation on the project. The Market District Placemaking Project includes the construction of the Market District Park and pedestrian, safety, and intersection improvements within the Market District area. The cost estimate for the Market District Project is \$16,758,547, including \$10,237,839.00 for the Park and \$4,675,000.00 for the pedestrian safety and trail improvements.

Following the introduction from Director Pingree, Max Epstein spoke about the cost of the Market District project and the high interest rates. Mr. Epstein suggested reviewing the project to make cuts to stay within the original project budget.

Commissioner Welch spoke in favor of the Market District Placemaking Project. He explained that the area was in need of beautification and placemaking improvements. He supported the Market District Park and the current design plan.

**Commissioner Welch moved to accept Staff recommendation for Options 1 and 2. The motion was seconded by Mayor Dailey.**

***Option 1: Authorize Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, construction services for the Market District Placemaking Project.***

***Option 2: Authorize Blueprint to enter into a Joint Project Agreement with the City of Tallahassee and adjacent property owners for parking to support the Market District Park.***

**Passed 9-2 (weighted 55-10)**

**Commissioners O'Keefe and Proctor voted in opposition. Commissioner Caban was absent at the time of the vote.**

Commissioner O'Keefe requested clarification on whether there was enough funding in the current budget without reallocating funds from the Lake Lafayette project since funding for all projects including the Market District Placemaking and the Lake Lafayette are to be discussed at the next budget workshop being held on June 15. Director Pingree explained that in accordance with the procurement process, Staff would wait until after acceptance of a complete budget before moving forward with procurement for services related to the Market District Placemaking project but that the Board could take action on the current motion. Director Pingree further explained that if the project was not fully funded following the acceptance of the completed budget, Staff would bring the project back before the Board for further direction. Commissioner O'Keefe explained that he would not support the current motion stating that he believes it assumes that there will budget reallocations and he would rather vote on the item after the discussion and acceptance of a complete budget.

Commissioner Minor stated that he supports the project but would not support the motion because of the additional funding needed for the project and the need to discuss all of the project budgets at the budget workshop scheduled for June 15.

**Commissioner Minor made a substitute motion to table the motion to "accept Staff recommendation for Options 1 and 2 until June 15. The substitution was seconded by Commissioner Proctor. The substitution failed.**

**Failed 4-7 (weighted 22-43)**

**Commissioners Richardson, Minor, Proctor, and O'Keefe voted in favor of the substitute motion; Commissioners Dailey, Matlow, Porter, Williams-Cox, Maddox, Cummings, and Welch voted in opposition; and Commissioner Caban was absent at the time of the vote.**

Following the comments from Commissioners O'Keefe and Minor about the issue of taking action before the budget workshop of June 15<sup>th</sup>, Blueprint Attorney, Susan Dawson, explained to the Board that under Robert's Rules of Order they have the ability to amend previously adopted actions.

Mayor Dailey inquired as to whether Staff considered purchasing the small parcel located near the Market District area near Sonny's and Bank of America to incorporate into the Market District Placemaking Project for more connectivity. Blueprint Director Calder explained that Staff was implementing the Placemaking Plan which was adopted in 2011 and that the Placemaking Plan does not include that concept. Mayor Dailey continued and explained that he supported the motion to move forward with the Project stating that the Project has been in the works since 2011, it will boost economic development in the area, and that it will enhance water quality.

Commissioner Matlow explained that he supported the motion to move forward with the Placemaking Project explaining that while the budget discussion is outstanding, the Project can continue to move forward unless the Board decides to completely defund the project budget on June 15<sup>th</sup>.

Commissioner Welch explained that he would not support the substitute motion but commits to working in good faith at the June 15<sup>th</sup> budget workshop to discuss funding options for all of the Blueprint projects. He stated that projects like the Placemaking project improve the quality of life for the people of Tallahassee and bring people to the community.

Commissioner Proctor explained that he would support the motion to table the action on the Market District Placemaking Project because of the decision to conduct the additional budget workshop on June 15<sup>th</sup>. He also discussed the project priorities for the Fairgrounds beautification and other southside projects.

Commissioner Cummings commended Staff for the work on the Project and stated that she supported the motion to move forward with the project but looks forward to thorough discussion of all the projects at the June 15<sup>th</sup> workshop.

Commissioner Porter stated that she was in support of moving forward with the project but is interested in what discussion Staff has had about the parcel Mayor Dailey discussed.

**The Board passed Commissioner Welch's motion to accept Staff recommendation for Options 1 and 2.**

*5. Approval of the Northeast Park Project Scope, Revised Project Budget, and Authorization to Advertise and Award Construction Services*

Blueprint Director Calder provided the Board with a brief description of the Northeast Park Project including the project scope, the budget updates, and the Project's next steps. Staff has completed a facility needs assessment including community engagement and survey to create the park concept. The 50-acre park concept includes four full size lighted baseball and softball fields with batting cages,

scoreboards, dugouts, and bullpens; one full size lighted multipurpose field; one basketball court with accessible features; four regulation pickleball courts; two lighted sand volleyball courts; playground and picnic shelters; walking trails; open lawn space for picnic or other uses; a community room; paved parking; electric vehicle charging stations; and a road connecting to both Centerville Road and Welaunee Boulevard. The cost estimate for the park is \$18 million plus borrowing costs for an estimated total of \$22 million after interest and debt service.

Susan Dickerson spoke on behalf of the Killlearn Homeowners Association and requested that the Board reconsider the park design to remove the access road connection to Centerville Road.

Kip West spoke in support of the Northeast Park Project and thanked the Board for the consideration of the Project.

Max Epstein spoke in favor of the project but encouraged the Board to consider the request from the Killlearn Homeowners Association. Mr. Epstein inquired about when a project needs a supermajority vote for as a "significant change," stating that the budget has been increased nearly 50% since project inception. He spoke about decreasing project scopes to save money.

Kendal Powell spoke in favor of the project. He expressed excitement about having the new facility in the northeast side of town for the little league teams in the area.

Attorney Gary Hunter spoke on behalf of Powerhouse, Inc.; the previous owner of the Northeast Park parcel, and expressed concern about the removal of the Centerville Road connection. Mr. Hunter stated that it was his client's understanding that there would be an access road connection included in the project plan at the time of sale of the parcel to Leon County and that his client fully expects such access road to remain in the plans. Mr. Hunter informed the Board that if the access road was not included in the park plans his client may not dedicate approximately 28 acres of land to Blueprint for stormwater ponds.

Herb Orman spoke against including the Centerville Road connection in the project plans based on a traffic analysis his homeowners association conducted.

Mike Wallace spoke on behalf of Pop Warner football in favor of the Northeast Park Project.

Commissioner Welch spoke about the need to have a park in the northeast side of Tallahassee, he stated that the sports teams and community members in the area have to travel to other parks throughout Tallahassee or rent space at Chiles High School. Commissioner Welch stated that the new park facilities would increase economic growth and benefit the people of northern Tallahassee.

**Commissioner Welch moved to accept Staff recommendation for Options 1, 2, and 3 but amend the project plans to remove the Centerville Road connection. Commissioner Maddox seconded the motion. The motion was tabled pursuant to a substitute motion by Mayor Dailey.**

***Option 1: Approve the project scope as detailed in the conclusion section of this agenda item.***

***Option 2: Authorize a revised project budget of \$18 million.***

***Option 3: Authorize Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, a contract for construction of the Northeast Park.***

Commissioner Maddox spoke in favor of the park. He stated that he believes there is a way to design the park and ensure that the people of Killlearn do not feel the burden of the increased traffic from the park.

Commissioner Williams-Cox spoke about the need to improve the baseball facilities at the fairgrounds' site and equitable distribution of access across the entire city of Tallahassee. She expressed concern about the increased budget of the park and inquired as to whether the park could be constructed within the \$12 million budget.

Commissioner O'Keefe spoke in favor of the park project as an opportunity to include greenspace in the developing community.

Commissioner Matlow spoke in favor of the project and the motions explaining that the Northeast Park and the Northeast Gateway are two separate projects that should be discussed separately. He stated he supports the amendment to remove the road connection to remain consistent with the historical commitments made to the communities in the surrounding areas.

Commissioner Cummings spoke in favor of the project but suggested that the Board and Staff explore options to construct the park at a lower cost than the current proposed budget increase.

Mayor Dailey spoke in opposition to the current park design. He stated that he believes the current design exceeds original scope and that the budget should be further examined. Mayor Dailey stated that he believes the park to be a regional tournament style facility that would overwhelm the local residential area and would like to see park design options that would reduce the size of the sports facilities and build a park within the \$12 million budget.

Commissioner Minor stated that he supports the construction of a Northeast Park but wants to have a thorough discussion of all the projects and review of the budget at the June 15<sup>th</sup> workshop.

Commissioner Proctor spoke about the scale of the Northeast Park and the need for facility improvements for the southside park at the Fairgrounds.

Commissioner Welch explained that Northeast Park was an area park and that the park facilities were identical to the facilities of the park built in Southwood. He further stated that the reduction of the budget to \$12 million without the opportunity to conduct a full budget discussion on June 15<sup>th</sup> would be premature. He further stated that all projects

have seen cost increases and that the proposed budget increases for the project were consistent with market increases.

Commissioner Porter requested that Staff bring back design and budget options for the park so that the Board could have a thorough discussion at the June 15<sup>th</sup> workshop.

**Commissioner Proctor made a substitute motion to continue the Northeast Park Item to the June 15<sup>th</sup> budget workshop and meeting and have staff bring back options to reduce project budget to \$12 million and remove the Centerville Road connection. The substitution was seconded by Mayor Dailey. The substitution failed.**

**Failed 3-8 (weighted 19-46)**

**The motion fails with Board Members Dailey, Williams-Cox, and Proctor in favor and Board Members Matlow, Porter, Richardson, Maddox, Cummings, Minor, Welch, and O'Keefe dissenting; Commissioner Caban was absent at the time of the vote.**

**Commissioner Maddox moved to call the question on the original motion. The motion was seconded by Commissioner Welch. The motion failed.**

**Failed 6-5 (weighted 34-31)**

**The motion failed the 2/3 majority threshold with Mayor Dailey and Commissioners Porter, Williams-Cox, Cummings, and Proctor voting in opposition. Commissioner Caban was absent at the time of the vote.**

**Mayor Dailey made a substitute motion to postpone the Northeast Park Item to the June 15<sup>th</sup> meeting and have staff bring back design options. The substitution was seconded by Commissioner Proctor. The substitution passed.**

**Passed 6-6 (weighted 36-34)**

**Mayor Dailey and Commissioners Richardson, Williams-Cox, Cummings, Caban, Proctor voted in favor; Commissioners Matlow, Porter, Maddox, Minor, Welch, and O'Keefe voted in opposition. Commissioner Caban voted telephonically.**

Commissioner Matlow requested clarification as to whether the motion was to revise the scope of the Northeast Park Project or the design of the park. Stating that he believed the design of the park to be based on the approved project scope. Mayor Dailey explained that the intent of his motion was for Staff to bring back design options for the amenities and layout of the park based on additional community engagement.

Commissioner Welch stated that the design elements of the Northeast Park are similar to those of the park located in Southwood and that he was confident that the park would meet the needs and desires of the residents in the Northeast community.

Commissioner Caban stated that he voted to postpone action on the Northeast Park so that the Board could have a holistic discussion on project budgets in June. He stated that he did not support the \$22 million budget for the park since the project budget for



the Tharpe Street corridor had to be reduced by nearly \$20 million in order to move it up on the priority list.

## **VI. DIRECTOR DISCUSSION ITEMS**

Commissioner Richardson moved to have Staff bring back an agenda item and recommendation on the funding request from DOMI as an OEV non-competitive economic development project. The motion was seconded by Commissioner Williams-Cox. The motion passed unanimously.

Passed 9-0 (weighted 53-0)

Commissioner Maddox, Matlow, and Caban were absent at the time of the vote.

**MOTION:** Commissioner O’Keefe moved to have Staff bring back an agenda item and recommendation on the funding request from Foodies Takeout app as an OEV non-competitive economic development project. The motion was seconded by Commissioner Proctor. The motion passed unanimously.

Passed 9-0 (weighted 53-0)

Commissioners Caban, Richardson, and Proctor were absent at the time of the vote.

**MOTION:** Commissioner Porter moved to have Staff bring back an informational item with a status update on Capital Cascades Segment 4 Project. The motion was seconded by Commissioner Matlow. The motion passed unanimously.

Passed 9-0 (weighted 51-0)

Commissioners Caban, Matlow, and Maddox were absent at the time of the vote.

**MOTION:** Commissioner O’Keefe moved to have Staff bring back an agenda item that evaluates alternative path designs for the Lake Lafayette Trail Project that might be feasible. The motion was seconded by Commissioner Williams-Cox. The motion passed unanimously.

Passed 8-0 (weighted 46-0)

Commissioners Caban, Richardson, Maddox, and Proctor were absent at the time of the vote.

## **VII. ADJOURN**

The meeting adjourned at 5:50 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors’ Meeting and Budget Workshop is scheduled for **June 15 2023, at 9:00 a.m.***