

# Blueprint Intergovernmental Agency

## Board of Directors

### Meeting Minutes

**Date:** September 21, 2023  
**To:** Board of Directors  
**From:** Artie White, PLACE Director  
**Subject:** Minutes to Board of Directors' Meeting of August 24, 2023

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#### **MEMBERS PRESENT**

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

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

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

**Passed 9-0 (weighted: 55-0)**

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

**Commissioner Welch moved to have the Northeast Park Agenda item taken from General Business for discussion and vote prior to the budget workshop. Commissioner Porter seconded the motion. The motion passed unanimously.**

**Passed 10-0 (weighted: 60-0)**

**Commissioners Maddox and Proctor were not present at the time of the vote and Commissioner Minor voted via Webex.**

1. *Approval of the Northeast Park Concept, Budget, and Authorization to Advertise and Award Construction Services (continued from May 11, 2023)*

The following citizens were heard on the Northeast Park Item and the Budget Workshop:

Benny Powel spoke in favor of the four-field design concept for the Northeast Park.

Kendel Powel spoke in favor of the four-field design concept for the Northeast Park. He stated that he believes it is consistent with other County Park designs.

Steve Stewart spoke in favor of the Northeast Park but suggested that the four-field concept be reconsidered in favor of additional amenities indicated from the community survey.

Steve Givens spoke as the President of the Killearn Homes Association and spoke against the inclusion of a Centerville Road access point.

Max Epstein spoke about project budgets, the consideration for debt service payments, surplus tax revenues, and project budget overages. He requested that the Board consider pausing all projects' progress for one year to evaluate project scopes and budgets.

Kip West spoke in favor of the four-field design concept for the Northeast Park and funding the project at \$18 million.

Danielle Tharpe spoke in favor of the Northeast Park with the four-field design concept.

Marsha LaPete spoke in favor of the Northeast Park but suggested redoing the community needs survey.

Bill Kelley spoke in favor of the Northeast Park.

Cheryl Collier Brown spoke against the \$18 million funding for the Northeast Park. She requested additional investment and amenities for the southside area of Tallahassee.

Stanley Sims spoke against the \$18 million funding for the Northeast Park. He suggested that funding be dispersed across Blueprint projects for additional pedestrian safety improvements.

Gifford Briggs spoke in favor of the Northeast Park and referenced the lack of soccer fields and other athletic fields in Tallahassee.

Attorney Gary Hunter spoke on behalf Powerhouse, Inc, and requested that the Centerville Road access point be reinserted into the Northeast Park design. He noted that without the Centerville access point the park would not be accessible until the completion of Welaunee Boulevard and that the owner of Powerhouse, Inc., would not dedicate the 28-acres needed for the stormwater treatment facilities necessary for the Northeast Gateway Project.

Tara Boyder spoke about the Blueprint budget and the need for affordable housing in Tallahassee.

Fred Hadley spoke about the lack of affordable housing.

Gita Pitter spoke about OEV funding for affordable housing.

William Phelan spoke about funding options for affordable housing from Blueprint or OEV. He suggested that the Board consider an amendment to the Interlocal Agreement that would allow for funding to be used for affordable housing.

James Houston spoke about affordable housing and the correlation between affordable housing and public safety.

Sylvia Jones spoke about affordable housing and requested that the Board direct OEV Staff to bring back an Agenda item about funding options for affordable housing.

Max Epstein requested \$100,000 loan from OEV to save the Jiles House from demolition in order to convert the property for a public purpose. He also spoke about the Airport Gateway project and requested that Blueprint construct one house for every house demolished for the project.

Dot Inman-Johnson spoke about projected revenue surpluses and requested funds be allocated for affordable housing and road improvements in lower income communities in Tallahassee.

Blueprint Attorney, Susan Dawson, discussed the position statements circulated by Commissioners Caban and Proctor to the other Board members. Attorney Dawson explained that the commissioners should be cautious when sending communications to one another because of potential violations of the Florida Sunshine Laws. She stated that neither Caban nor Proctor requested responses from the other commissioner and that no direct violation had not occurred but cautioned the commissioners from sending further communications to one another about business that could potentially come before the IA Board for official business. Finally, she explained that both position statements will be included in the IA Board Meeting materials as a public record.

Commissioner Proctor then asked about the proper steps to amend the Airport Gateway project. Attorney Dawson explained that changes to the Airport Gateway Project would need to follow the Substantial Amendment Process requiring an agenda item; input from the Intergovernmental Management Committee, the Technical Coordinating Committee, and the Blueprint Citizen Advisory Committee; and two public hearings.

**Commissioner Welch moved to accept Northeast Park concept design option 1 with full funding for \$18 million. The motion was seconded by Commissioner O'Keefe. The motion was later amended by Commissioner Welch.**

Commissioner Welch spoke in favor of the \$18 million funding the for the Northeast Park. He discussed the four-field park design and stated that ten of the eleven priority items from the community survey are included in the park. Commissioner Welch stated that he believed the park design was consistent with other county parks in the area.

Commissioner Williams cox inquired about when the park would be accessible without the Centerville access road. Blueprint Director Autumn Calder explained that without the Centerville access road, the park wouldn't be accessible until the completion of

the Welaunee Blvd construction. Following a question about to construction schedules from Mayor Dailey, Director Calder clarified that based on the current construction schedules for the two projects; Northeast Park would be completed by the end of 2024 and Welaunee Blvd would not be completed until 2026.

Commissioner Caban inquired about how the original \$12 million budget was increased to \$18 million in the 2023 FY proposed budget. Director Calder explained that the budget for the Northeast Park was updated based on technical analysis and the County's Parks and Recreation Department. She also stated that the budget increase also accounts for inflation and contingency.

Mayor Dailey spoke about the original \$12 million budget for the Northeast Park and stated that he would support the project with the two-field design at the original budget.

**Commissioner Caban made a substitute motion to accept Northeast Park concept design option 2 with the \$12 million budget and direction to Staff to include a second access road. The substitute motion was seconded by Commissioner Williams-Cox. The motion was rescinded by Commissioner Caban to allow Commissioner Welch's amended motion.**

Commissioner Proctor stated that he would not support moving forward with the Northeast Park without the inclusion of an access road and requested that staff provide design options that included an access point from Centerville Road. Commissioners Matlow, Williams-Cox, and Dailey all expressed concern about constructing the park without an access point other than Welaunee Blvd and requested clarification about the land dedication from Powerhouse, LLC, and the implications of not including the Centerville access road.

Powerhouse's attorney Gary Hunter explained that the original sale agreement for the parcels necessary for the Northeast Park included provisions for the inclusion of a Centerville access road and he explained that if the Centerville access road was not included with the park, his client would not dedicate the land necessary for the storm water treatment facilities for Welaunee Blvd.

Commissioner Maddox urged Powerhouse and Killearn Home Association to work together to mediate the Centerville access road issue.

**Commissioner O'Keefe moved to call the question on the substitute motion. The motion was seconded by Commissioner Richardson. The motion failed the 2/3 threshold.**

**Failed 7-5 (weighted 37-33)**

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

**Commissioner Welch amended his original motion as follows: accept Northeast Park concept design Option #2 with the addition of shade structures for the playground and a concession stand and direct staff to provide an access option from Centerville Road. The amended motion was seconded by Commissioner Matlow.**

**Commissioner Matlow then moved to call the question on the amended motion. The motion to call the question was seconded by Commissioner O'Keefe.**

**The motion passed the 2/3 threshold 10-2 (weighted 58-12) Mayor Dailey and Commissioner Proctor voted in opposition. Commissioner Minor voted via Webex.**

**The amended motion passed unanimously.**

**Passed 12-0 (weighted 70-0)  
Commissioner Minor voted via Webex.**

## **II. CITIZENS TO BE HEARD (on the remaining agenda items)**

Bill Lickson spoke on behalf of North Florida Innovation Labs. He announced their grand opening will take place in 150 days.

Bugra Demirel requested the Board consider increasing the threshold amount for noncompetitive projects to \$275,000 before a market analysis was required.

Max Epstein spoke about the proposed budget and project scopes. He also requested funding for the Jiles has from OEV.

Stanley Sims spoke about the \$100,000 threshold for a market analysis for noncompetitive projects.

Donna Cotterell spoke about the noncompetitive project \$100,000 threshold and requested the Board consider raising the amount to \$275,000.

Max Epstein reiterated his previous speaking points about the proposed budget, project budgets, and the Jiles House.

John Hendrick spoke about the need for affordable housing and requested that the Board consider allocating funding from OEV to housing.

Jacqueline Walker spoke about the Jiles House and requested a loan from either Blueprint or OEV to save the home from demolition on September 6.

### III. **BUDGET WORKSHOP**

*Workshop on Fiscal Year 2024 Proposed Operating Budget and Proposed Five-Year Capital Improvement Plan for the Blueprint Intergovernmental Agency (continued from May 11, 2023)*

Blueprint Director Autumn Calder gave a detailed presentation of the Blueprint Infrastructure Capital and Operations budget. She stated that the proposed balanced budget implements all IA Board direction received over the past eight years, including approved project prioritization plans, and continues the progress achieved through the approval of the FY 2023 budget in September 2022.

OEV Director Keith Bowers, reviewed the 5-year budget for the Office of Economic Vitality. He explained that over the next five years, OEV will be positioned to provide an estimated \$17.69 million to support local businesses, entrepreneurs, targeted industries, and local workforce through the Targeted Business Program, Local Business and Workforce Development Program, Future Opportunity Leveraging Fund and Competitive Project Fund. The OEV budget fully funds all existing Office of Economic Vitality programs including funding for the Competitive Project Fund and the Future Opportunity Leveraging Fund totaling \$7.13 million over the next five years. Director Bowers requested the IA Board approve two amendments to the Project Funding Policy. He explained that the Future Opportunity Leveraging Fund (FOLF) and Competitive Project Fund (CPF) were the only projects funds managed by OEV and requested that the funding caps be removed to ensure that OEV was operating consistently with the approved policy.

**Commissioner Proctor moved staff recommendation to accept the enumerated budget recommendations in the meeting materials. The motion was seconded by Commissioner Williams-Cox. Following discussion, the motion was ultimately rescinded by Commissioner Proctor to allow for discussion of individual projects.**

- ***Recommendation A: Reallocate \$11,349,508 in the FY 2023 budget as specified in the Proposed FY 2024 – 2028 Infrastructure Capital Improvement Program (Attachment #4).***
- ***Recommendation B: Allocate \$2,000,000 of the budgetary fund balance available from the FY 2022 budgetary surplus to the Northeast Park and allocate the remaining \$1,326,887 budgetary surplus to the Airport Gateway.***
- ***Recommendation C: Approve the Proposed FY 2024 – 2028 Infrastructure Capital Improvement Program (Attachment #4) into the final draft FY 2024 budget plan, which includes updates to the project cost estimates, implementation schedules, and financing plan. Funding levels for Northeast Park will be determined under Agenda Item #5.***
- ***Recommendation D: Approve the FY 2024 update to the Infrastructure Long-Term Project Funding Plan (Attachment #5), to be incorporated into the final***

*draft FY 2024 budget plan, which includes updates to the project cost estimates, implementation schedules, and financing plan.*

- ***Recommendation E: Approve the Proposed FY 2024 Infrastructure Operating Budget (Attachment #3) into the final draft FY 2024 budget plan.***
- ***Recommendation F: Approve the Proposed FY 2024 – 2028 OEV Capital Improvement Program (Attachment #7) into the final draft FY 2024 budget plan.***
- ***Recommendation G: Authorize the amendment of Policy 111, Future Opportunity Leveraging Fund, and Policy 112, Competitive Project Fund, to have the ability to accumulate additional funding in those projects for future IA Board actions.***
- ***Recommendation H: Allocate \$870,749 of the budgetary fund balance available from the FY 2022 budgetary surplus to the Future Opportunity Leveraging Fund.***
- ***Recommendation I: Approve the FY 2024 update to the OEV Long-Term Project Funding Plan (Attachment #8), to be incorporated into the final draft FY 2024 budget plan.***
- ***Recommendation J: Approve the Proposed FY 2024 OEV Operating Budget (Attachment #6) into the final draft FY 2024 budget plan.***

Director Calder explained that any direction received from the Board during the Budget Workshop about individual projects and budget recommendations would be reflected in an updated budget proposal that could be reviewed and accepted by the Board during the September meeting.

Commissioner Maddox requested clarification between what is included in the Operational Budget and what is included in the Capital Improvements Projects (CIP) Budget. Director Calder explained that the Operations Budget covered all the operational expenses and costs necessary to run the Agency and the CIP Budget included all the expenses and costs related to the completion of the Blueprint Projects.

**Commissioner Maddox made a substitute motion to accept staff budget recommendations E and J and all project budgets excluding the Airport Gateway, the North Monroe Gateway, the Fairgrounds, and the Northeast Gateway Projects. The substitute motion was seconded by Commissioner Matlow. The substitute motion was later rescinded.**

Commissioner O'Keefe spoke about the staff recommendation to remove the caps from the FOLF and the CFP funds and stated that the Board should consider directing additional OEV funding be directed to local initiatives rather than solely being used for business recruit as an avenue for economic growth. Director Bowers explained that the

removal of the funds' caps would not impact the Board's ability to direct staff where to allocate those available funds.

**Commissioner Maddox amended his substitute motion as follows: to accept staff budget recommendations E and J and all project budgets with no increase in costs as described on page 65 of the meeting materials excluding the Airport Gateway, the North Monroe Gateway, the Fairgrounds, the Northeast Gateway, and the Northeast Park Projects. The substitute motion was seconded by Commissioner Matlow. The amended substitute motion was later rescinded.**

Following suggestions and requests from multiple commissioners to review individual project budgets; both Commissioners Proctor and Maddox rescinded their motions so the Board could review each project individually.

**Commissioner Caban moved to waive the standing rules and review each project individually. The motion was seconded Commissioner Porter. The motion passed unanimously.**

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

**Commissioner Proctor moved to accept the project budgets for the first four projects listed on page 65 of the meeting materials. The motion was seconded by Commissioner Richardson. The motion passed unanimously.**

- 1. *Southside Gateway: Woodville Highway: \$39,188,521***
- 2. *Capital Circle Southwest Orange to Crawfordville: \$500,000***
- 3. *Orange Avenue: Adams to Springhill: \$43,674,749***
- 4. *Westside Student Gateway: Pensacola Street: \$39,500,972***

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

Commissioner Caban read the position statements from himself and Commissioner Proctor about the Airport Gateway Project publicly. (See Position Statements). Commissioner Caban discussed his concerns about the project budget and the proposed project scope and suggested that the scope of the project be reviewed for alternatives that include improving existing travel corridors to avoid eminent domain takings for right of way needs and to increase cost saving opportunities. Director Calder explained that the Airport Gateway Project was in the preliminary planning phase and that right of way acquisitions would not be considered until 60% plans were completed. Commissioner Richardson inquired about the eminent domain and right of way acquisition processes. Attorney Dawson explained that to acquire any right of way parcels, Blueprint would first attempt to negotiate with land owners for the voluntary sale of any parcels before beginning any eminent domain procedures if they were required.

**Commissioner Caban moved to direct staff to bring back additional project information for the Airport Gateway removing segments C&D and reallocating funding to beautification of the Providence Neighborhood and return with a detailed line item breakdown for the project. The motion was seconded by Commissioner Matlow. The motion passed unanimously.**

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

**Commissioner Maddox was out of the room at the time of the vote. Commissioner Minor voted via Webex.**

Commissioner Richardson discussed the Providence Neighborhood stating that they have not raised the Airport Gateway Project as an issue and they submitted a written response to Commissioner Caban's position statement. (See Meeting Materials) Commissioner Richardson further stated that he believed amending the scope of the project was premature because of the Providence Neighborhood as they should be included in further discussion and it would be improper and in opposition to years of Board direction given to staff.

Commissioner Matlow discussed reviewing options to improve the current roadways leading to the airport while finding a way to save money that could be used for safety improvements in lower income neighborhoods surrounding the current project area.

Mayor Dailey spoke about the possible implications of changing the scope of the Airport Gateway Project. He stated that other local and state governmental entities have been progressing their projects based on Blueprint plans and directions and that changes to the scope of the Airport Gateway Project may have rippling effects across multiple entities.

Following the vote on the Airport Gateway Project, Commissioner Cummings tabled further discussion on individual projects, directed the Board to review the remaining Budget Recommendations, and directed Staff to determine possible dates for the Board to reconvene. Director Calder requested that the Board provide direction for the \$2 million allocation to the NE Park from fiscal year 2022 in Budget Recommendation B.

**Commissioner Matlow moved to accept Staff Budget Recommendation B. the motion was seconded by Commissioner Porter. The motion passed unanimously.**

***Budget Recommendation B: Allocate \$2,000,000 of the budgetary fund balance available from the FY 2022 budgetary surplus to the Northeast Park and allocate the remaining \$1,326,887 budgetary surplus to the Airport Gateway.***

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

Commissioner Maddox was out of the room at the time of the vote. Commissioner Minor voted via Webex.

Commissioner Richardson moved to accept Staff Budget Recommendation E through J. The motion was seconded by Commissioner Williams-Cox. The motion passed.

- *Recommendation E: Approve the Proposed FY 2024 Infrastructure Operating Budget) into the final draft FY 2024 budget plan.*
- *Recommendation F: Approve the Proposed FY 2024 – 2028 OEV Capital Improvement Program into the final draft FY 2024 budget plan.*
- *Recommendation G: Authorize the amendment of Policy 111, Future Opportunity Leveraging Fund, and Policy 112, Competitive Project Fund, to have the ability to accumulate additional funds in those accounts for future IA Board actions.*
- *Recommendation H: Allocate \$870,749 of the budgetary fund balance available from the FY 2022 budgetary surplus to the Future Opportunity Leveraging Fund.*
- *Recommendation I: Approve the FY 2024 update to the OEV Long- Term Project Funding Plan, to be incorporated into the final draft FY 2024 budget plan.*
- *Recommendation J: Approve the Proposed FY 2024 OEV Operating Budget into the final draft FY 2024 budget plan.*

Passed 9-2 (53-12)

Commissioners Porter and O’Keefe voted in opposition. Commissioner Maddox was out of the room at the time of the vote. Commissioner Minor voted via Webex.

**IV. GENERAL BUSINESS/PRESENTATIONS**

2. *Ratification of the August 24, 2023, Blueprint Intergovernmental Agency Budget Workshop*

**Commissioner Porter move to ratify the budget actions from the workshop. The motion was seconded by Commissioner Richardson. The motion passed unanimously.**

**Passed 12-0 (70-0)**

**Commissioner Minor voted via Webex.**

**3. *Election of the Vice Chair***

**Commissioner Richardson moved to nominate Commissioner Williams-Cox for Vice Chair. The motion was seconded by Mayor Dailey.**

**Commissioner Porter made a substitute motion to nominate Commissioner Matlow as Vice Chair. The motion was seconded by Commissioner O'Keefe.**

**The substitute motion failed 5-6 (weighted 29-36)**

**Commissioners Matlow, Porter, Cummings, Welch, and O'Keefe voted in favor. Commissioner Maddox was out of the room at the time of vote. Commissioner Minor voted via Webex.**

**Commissioner Richardson's original motion passed following the vote on the substitute motion that failed.**

**Passed 12-0 (70-0)**

**Commissioner Minor voted via Webex.**

**V. DIRECTOR DISCUSSION ITEMS**

- 1) Commissioner Proctor moved to direct OEV staff to review the SOMO Walls noncompetitive project request and return with an agenda item. The motion was seconded by Commissioner Williams-Cox. The motion passed unanimously.**

Commissioner Caban disclosed that he would not participate in the vote because of a business relationship with Mrs. Demerel, the wife of the SOMO Walls developer.

**Passed 10-1 (weighted 60-5)**

**Commissioner O'Keefe voted in opposition. Commissioner Caban abstained from the vote due to a conflict. (See Form 8B) Commissioner Minor voted via Webex.**

Commissioner Proctor spoke in favor of providing a loan to preserve the Jiles House property. Commissioner Williams-Cox requested clarification on whether Blueprint or OEV could provide loans and further details on how a loan would be handled. Commissioner Proctor clarified that he would direct staff to evaluate the request

and the feasibility of supporting the Jiles House preservation effort. Director Calder explained that Blueprint could not consider the project proposal at this time as it is not one of the approved Blueprint Projects. Director Bowers explained that OEV would evaluate the proposal to determine if OEV could provide funding to the project consistent with Agency policy but stated that he did not believe it could be completed prior to the scheduled demolition.

Commissioner Proctor stated that he believed a letter from the Chair of the IA Board, Commissioner Cumming, may be sufficient to delay demolition of the house.

Commissioner Williams-Cox stated that she supports preserving the Jiles House property but expressed concern about establishing a precedent that the Board can be persuaded to waive Agency policies to expedite proposed projects. Mayor Dailey suggested that the Agency request a letter of intent from the entity requesting the funding to preserve the Jiles House and a formal proposal to ensure that OEV could properly evaluate the project.

Attorney Dawson explained that policy limitations on the use of the Economic Development funds: pursuant to Blueprint Policy 114, the project must serve a general public purpose and promote the local economy. She stated that OEV would need to evaluate the proposal to ensure the request satisfied those requirements before any money could be directed to the project.

Commissioner Porter spoke in favor of the project and stated that she believed that a museum does satisfy a public purpose and stimulates the local economy.

- 2) Commissioner Proctor moved to direct OEV staff to evaluate the Jiles House project proposal. The motion was seconded by Commissioner Porter. The motion passed unanimously.**

**Passed 12-0 (weighted 70-0)**  
**Commissioner Minor voted via Webex.**

- 3) Commissioner Williams-Cox moved to direct staff to review affordable housing opportunities and bring back an agenda item. Commissioner Proctor seconded the motion. The motion passed unanimously.**

Commissioner Maddox requested guidance as to whether he needs to abstain from the vote since he works in the field of affordable housing. Attorney Dawson explained that he did not need to abstain from this vote since the Board was only providing direction to staff to develop an agenda item about affordable housing opportunities and not directing staff to work directly with a named entity or provide any funding.

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

- 4) **Commissioner Minor moved to direct staff to return with an agenda item that explores expanding the North Monroe Gateway. The motion was seconded by Commissioner Porter. The motion passed unanimously.**

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

- 5) **Commissioner Proctor moved to direct staff to return with an item about amending OEV Policy No. 114 requiring a market analysis for projects requesting more than \$100,000 to \$275,000. The motion was seconded by Commissioner Matlow. The motion passed unanimously.**

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

- 6) **Commissioner Caban moved to direct OEV staff to evaluate AgPro noncompetitive economic development project proposal and return with an agenda item. The motion was seconded by Commission Proctor. The motion passed unanimously.**

**Passed 12-0 (weighted 70-0)**

**Commissioner Minor voted via Webex.**

**VI. ADJOURN**

**The meeting adjourned at 3:00 p.m.**

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting and Budget Workshop is scheduled for **September 21, 2023 at 3:00pm.***



## Christian Caban

COMMISSIONER • DISTRICT 2

August 21<sup>st</sup>, 2023

Mayor Dailey  
Mayor Pro-Tem Williams-Cox  
Commissioner Richardson  
Commissioner Matlow  
Commissioner Porter

Chairman Maddox  
Vice Chair Cummings  
Commissioner Proctor  
Commissioner Minor  
Commissioner Welch  
Commissioner O'Keefe

**Re: Blueprint, Airport Gateway**

Dear my fellow Blueprint Board members:

I am writing to you today to express serious concerns about the Airport Gateway project we are set to discuss during this week's Blueprint meeting. In preparation for the budget workshop, I have been diving deep into this project; the scope, the cost, the plans but most importantly, the opportunity cost. My takeaway is there are some elements of this project that are gravely concerning to me, and I believe should be concerning to all of us as elected officials in Leon County.

First and foremost, we have yet another example of ballooning costs. The budget for this project is set to rise from roughly 82 million dollars to 123 million. We as a Board, have yet to see a line-by-line breakdown for which exact costs increased for this project. We are the public stewards of these funds. It is our duty to be fiscally responsible with our decision making and I am uncomfortable blindly approving such a significant cost increase without seeing a detailed breakdown of the cost overruns.

Second, as some of you may know, this project calls for an entirely new road (segment C) to be constructed through local neighborhoods on the southwest side of Leon County. When I asked staff whether or not they knew if residents would be displaced via eminent domain, their response was that they were not far enough along in the design phase to answer that question. How can we be certain about the new 123M figure if we are still in the early stages of the design phase and have significant unknown variables that need to be addressed?

After carefully examining the proposed plan and identifying these serious issues, I consulted with the County Administrator who also reiterated that the project planning is still in its infancy. Considering this, I believe redirecting our resources to improve existing travel corridors is the more fiscally responsible project scope and best serves our citizens.

**OFFICE** (850) 606-5300 | **MOBILE** (850) 544-6255 | **EMAIL** [cabanc@leoncountyfl.gov](mailto:cabanc@leoncountyfl.gov)  
**ADDRESS** 301 South Monroe St. • 5th Floor • Tallahassee, FL 32301

At our coming meeting, I plan on proposing we direct staff to come back to us with an agenda item that consists of an analysis that does not utilize segment C or D of the planned Airport Gateway. This would remove the completely new road, avoid the costly and draconian use of eminent domain, speed up the project timeline, and allow us to allocate more resources to the redevelopment of our existing travel corridors.

Rather than creating a brand-new road through existing neighborhoods we should focus on beautifying and increasing pedestrian mobility on Lake Bradford Rd, Orange Ave, and Springhill Rd, from the airport to the urban core. I believe this will better serve our community and create more economic development, while simultaneously saving tens of millions of dollars in Blueprint funds.

I ask you to pause and imagine if 10 years ago instead of investing in Gaines Street, we created a new road through the FSU IM fields?

My fellow Board members, this Blueprint Sales Tax is a precious, finite resource we have been tasked with administering in a way that best improves our community and the lives of our citizens. We are stewards of these funds and it is our duty to make them stretch as far as possible while bringing as much impact as possible to our community. I believe the approval of a project with this level of uncertainty and massive cost overruns would be legislative misfeasance. I am committed to transparency and open communication throughout this process. I hope that we can come together in the spirit of innovation and collaboration to address these issues and build a magnificent Airport Gateway our community can be proud of.

Also, the NE Park should be built at the approved budget of 12M dollars and not the newly proposed 18M.

In service,



Christian Caban  
Commissioner, District 2

cc: Vince Long, County Administrator  
Reese Goad, City Manager



**Bill Proctor**  
***District 1***

August 22, 2023

Blueprint I.A. Board of Directors  
315 South Calhoun Street  
Tallahassee, Florida 32301

Subject: Airport Gateway cited by Commissioner C. Cuban

Dear Blueprint Board Members:

I am leaning towards Commissioner Caban's bottom line that we should improve Springfield Road as opposed to building a brand-new road for FSU's pleasure and convenience at the inconvenience of citizens located in the cross paths of progress. Commissioner Caban has weighed in with perfect clarity about issues overlapping our districts.

It is simply untenable that the cost is projected to exceed \$40 million dollars from the original estimates for constructing a new road. Not a single shovel of dirt has been lifted. Not a single sheet of paper has been used to design the road. Not one neighbor or business owner has received an eminent domain check. Nothing has happened at all, and the project is now at a cost of \$123 million.

I fully support widening Springfield Road to accommodate the gateway to our International Airport. Years ago, Commissioners had a chance to purchase the right of way to widen Capital Circle and refused to see into what the future would hold. We have the existing Springfield Road and now is our best moment to widen it into a higher functioning pathway to reach the airport. This opportunity we should act on so that 40 years from now, our successors will not view us as Beavis and Butthead.... Small minded visionaries.

A Clear Voice,

Bill Proctor  
Leon County Commissioner  
District 1

cc: Vince Long, Leon County Administrator  
Reese Goad, City Manager

Leon County Courthouse  
301 South Monroe Street, Fifth Floor  
Tallahassee, Florida 32301  
Email: [proctorb@leoncountvfl.gov](mailto:proctorb@leoncountvfl.gov)

(850) 606-5361  
FAX: (850) 606-5303

*People Focused. Performance Driven*



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Christian Caban, hereby disclose that on August 24, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of Gina Demirel (Conn Associates Architects), by whom I am retained; or (I am her client)
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/5/23  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.