Blueprint Intergovernmental Agency
Board of Directors
Meeting Minutes

Date: **March 12, 2026**
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of November 6, 2025

MEMBERS PRESENT

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

Commissioner Welch opened the meeting at 3:05pm. **Commissioner Proctor moved to allow Commissioner Maddox to participate telephonically. Commissioner Minor seconded the motion. The motion passed unanimously 8-0 (weighted 46-0). Commissioners Matlow, Porter, and Caban were absent at the time of the vote.**

I. AGENDA MODIFICATIONS

PLACE Director, Artie White, explained there was a correction to General Business Item #4 amending the acreage of one of the parcels to be acquired. The acreage for Parcel 101 was updated in the agenda packet to reflect 0.49 acres and updated attachments were provided to the Board.

II. CITIZENS TO BE HEARD

There were no citizens to be heard for non-agenda items.

III. INFORMATION ITEMS

- **Receipt and File**
  - Blueprint Infrastructure Community Engagement Update

IV. CONSENT

Item #3 *Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project* was pulled from the Consent Agenda.

Mayor Dailey Moved to accept Consent Items #1 and #2. Commissioner Richardson seconded the motion.

1. **Approval of the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes**

2. **Approval of a Reappointment to the Blueprint Citizens Advisory Committee**

After reviewing the minutes from the September 11, 2025, meeting Commissioner Proctor inquired about the available funding for the Orange Avenue Project. Blueprint Director Autumn Calder explained that the Florida Department of Transportation ("FDOT") has allocated $4.5 million to the project that is currently being used for PD&E and design. Commissioner Proctor expressed concern about the funding and priority of the Orange Avenue Project. Next Commissioner Proctor inquired about which projects will not be under construction in 2026. Director Calder explained that the College Avenue Placemaking and FAMU Entry Points projects will not be under construction in 2026. Commissioner Proctor then requested staff provide a written list of the projects that will not be under construction in 2026.

Commissioner Cummings inquired about the right of way acquisition for the Orange Avenue Project and Director Calder explained that because FDOT has not reached the point in its design for the Orange Avenue Project to determine the necessary parcels, the right of way acquisitions had not begun.

The motion passed unanimously.

Consent Item 3: Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project

PLACE Director Artie White introduced the item by explaining that the IA Board directed staff to return with an informational item on the status of the Fairgrounds Beautification Project. Director White explain that the IA Board accepted the Fairgrounds Master Plan in February 2024 and initiated design of the project. Currently, Blueprint is working on design for the Project and is also working with both County staff and the Fair Association to begin lease negotiations before the project can continue to construction. Director White explained that the County Attorney will lead the lease negotiations and be able to provide additional information to the County Commission as lease negotiations progress.

Commissioner Matlow inquired as to whether Blueprint had already issued a bond for the Fairgrounds Beautification Project and Director Calder explained that the Implementation Plan that was approved by the IA Board in 2018 included a bond issuance for Blueprint. Director Calder further explained that the IA Board also approved a five-year plan that included three bond issuances for Blueprint in fiscal year 2022, fiscal year 2024, and the final one in fiscal year 2026. Commissioner Matlow then inquired about how the lease negotiations would impact implementation of the Fairgrounds Beautification Project and Director White explained that further implementation of the Project would not be able to continue until after the lease renegotiation. Next, Commissioner Matlow inquired about what from the Fairgrounds Master Plan was included in the funding that was allocated for the Fairgrounds Beautification Project. Director Calder explained that the Master Plan assumed that the Fair would remain on the property and that the improvements included a new community building, renovations to the existing restrooms, improvements to the Capitol Park, parking improvements around Gene-Cox Stadium, and underground and storm water improvements.

Commissioner Proctor expressed concern about the current plan for the property and requested that County staff provide information on how the property could be repurposed to accommodate conferences.

Commissioner Welch expressed his concern that there may be better uses for the site and noted that the lease negotiations and relocation of the Fair Association would be further discussed at the County Commission meeting. **Commissioner Welch then called for acceptance of Consent Item 3: *Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project* by unanimous consent. Motion passed unanimously.**

V. GENERAL BUSINESS/PRESENTATIONS

Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Gateway (Welaunee Boulevard) Project (Agenda Item #4)

Director Calder provided a brief presentation on the item where she explained that the resolutions would authorize the acquisition of four parcels from two private property owners for the construction of the Northeast Gateway Project. She explained that Phase 1 of the Project south of Interstate 10 was already under construction and that these parcels were necessary to complete the five-legged roundabout. The acquisition of the four parcels would not impact any structures such as businesses or homes.

Commissioner Richarson moved to accept option 1: Approve Resolutions Nos. 2025-03; 2025-04; 2025-05; and 2025-06. The motion was seconded by Mayor Dailey.

Commissioner Richardson inquired about whether negotiations could continue with the property owners following the approval of the resolutions and Director Calder stated that Blueprint would continue working with the property owners. Commissioner Matlow inquired about how the negotiations with the property owners to date and Director Calder explained that Blueprint had been in contact with both property owners over the course of several years and after the offer was submitted that neither property owner submitted a counteroffer. Director Calder explained that the resolution is necessary to continue on the project schedule while Blueprint continues to negotiate with the property owners. Commissioners Matlow and Porter spoke against the motion and the Project.

Commissioner Proctor inquired about the decision to begin the eminent domain process for these parcels and what is the determining factor for eminent domain. Director Calder explained that Blueprint maintains a contact log for each parcel and that Blueprint had been in contact with the property owners for years. She further explained that the eminent domain process was initiated to maintain the project schedule. Next, Director White explained that it is a common strategy of some eminent domain attorneys to wait until there is an Order of Taking before there is a conclusion to the negotiations and a submission of a counteroffer by the property owner.

Commissioners Cummings, Minor, Welch, and Richardson expressed their confidence in the work that staff has done to negotiate with the property owners and spoke in favor of the motion.

The motion passed 9-3 (weighted 51-19) with Commissioners Matlow, Porter, and O'Keefe voting in opposition of the motion.

Analysis of the Use of Infrastructure Surtax Revenues for Funding Fire Stations #15 and #17. (Agenda Item #5)

Commissioner Richardson moved to accept Option 1: Accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure surtax that could support improvements to Fire Station #15 and the construction of new Fire Station #17. Commissioner Cunning seconded the motion.

Commissioner Richardson spoke about his disappointment in the lack of progress on the fire stations but accepted the staff analysis that there was not any available funds in the Blueprint budget to add the fire stations as a Blueprint project.

Commissioner Caban spoke about the anticipated $34 million budget to construct Fire Station 17 and expressed concern that other communities are building similar fire stations for less

money. Commissioner Caban noted that the fire station was scheduled to be operational in 2023 and spoke about the ongoing negotiations between the City and County.

Commissioner Welch reminded the Board that the item was about available funding from Blueprint for the fire stations and asked the Board members not to argue the details of the negotiations between the City and County about the Fire Services Fee.

Commissioner Matlow spoke in favor of the motion.

Commissioner Williams-Cox moved to call the question. Commissioner Caban seconded the motion. The motion passed 11-1 (weighted 63-7) with Commissioner Porter voting in opposition.

The motion to accept Option 1 passed unanimously.

VI. DIRECTOR DISCUSSION ITEMS

Commissioner Porter requested Staff to provide an email with the details of any use of eminent domain for the Bannerman Road and Welaunee Boulevard projects. Blueprint Attorney Susan Dawson explained that this was the first use of eminent domain for either project. Commissioner Porter requested a summary of any parcels that were obtained for the projects and Director Calder clarified that a Right of Way status update on the Welaunee Boulevard and Bannerman Road Projects would be provided.

Commissioner O'Keefe requested a status update on the updating of the Targeted Industry Study and whether healthcare would still be a targeted area. Deputy Director Darryl Jones explained that the solicitation process had been completed, services have been procured, and that OEV was in phase two of the Targeted Industry Study.

Commissioner Williams-Cox congratulated OEV Director Keith Bowers on his recent recognition as one of Florida's 500 Most Influential Business Leaders.

VII. ADJOURN

The meeting adjourned at 4:06pm

The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for ***March 12, 2026, at 3:00p.m.***