

# Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

**Date:** May 16, 2024  
**To:** Board of Directors  
**From:** Artie White, PLACE Director  
**Subject:** Minutes to Board of Directors' Meeting of February 29, 2024

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## **MEMBERS PRESENT**

<b>COUNTY</b>	<b>CITY</b>
Christian Caban	Mayor John Dailey
Carolyn Cummings – Chair	Jeremy Matlow
Nick Maddox	Jaqueline Porter
Rick Minor	Curtis Richardson
David O’Keefe	Dianne Williams-Cox – Vice Chair
Bill Proctor	
Brian Welch	

## **I. AGENDA MODIFICATIONS**

Commissioner Cummings opened the meeting at 3:01pm; there were no agenda modifications from staff. Commissioner Cummings stated that because of the public interest related to the Affordable Housing agenda item, she would accept a motion to move General Business Item #9 to the beginning of the General Business portion of the agenda. **Commission O’Keefe moved General Business Item 9: “Consideration of Initiating the Substantial Amendment for Affordable Housing Land Acquisition” to the first item of General Business. The motion was seconded by Commissioner Porter. The motion passed 12-0 (weighted 70-0).**

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

1. Willie Whiting, Jr. spoke about the need to have a workshop about stormwater concerns in the Jake Gaither community near Silver Lake.
2. Bill Tucker requested that the City consider adopting a resolution calling for a ceasefire in Gaza.
3. Nita Davis spoke on behalf of the Friends of Lake Munson about the Capital Cascades Project and environmental justice.
4. Wyatt Hendricks spoke about Friends of Lake Munson and a desire for more transparency for the Blueprint Intergovernmental Agency as the IA Board considered restructuring the Agency.
5. James and Kendra Light presented their proposal for non-competitive economic development funding for their construction business that specializes in 3D printed

cement homes. They are requesting \$315,000.00 for Gulf Coast Additive Manufacturing and Design, LLC.

6. Max Epstein spoke about the Capital Cascades Project, stormwater treatment, and the need to schedule a community workshop to discuss stormwater concerns.
7. Julia Elias spoke on behalf of Tally Food Equipment requesting a \$500,000.00 nonprofit grant to help fund operational costs. Tally Food Equipment is a food distribution company that equips local businesses with commercial kitchen equipment.
8. Erasmo Bocanegro spoke about Stucky Avenue. His company has purchased dilapidated properties on Stucky Avenue to provide affordable housing options in anticipation of the planned improvements from the Airport Gateway Project. He requested clarification on the proposed changes to the Airport Gateway Project, their impacts on the neighborhood near Stucky Ave, and requested that the IA Board continue with the planned improvements to the area.

### III. **INFORMATION ITEMS**

- **2024 Blueprint Project Look Ahead (*presentation only*)**  
Blueprint Director Autumn Calder provided a presentation on the current Blueprint projects. She discussed 44 projects to be delivered by 2040 including greenways, roadways, stormwater treatments, parks, and infrastructure improvements. The 5-year plan from 2024-2028 includes a total investment of \$762.6 million for 26 miles of roadway improvements, 7 new parks, 348 acres of improved public space, and 121 miles of bike and pedestrian facilities. Within the next 2 years, 20 projects will be in different phases of construction including the Capital Cascades Trail Segments 3 and 4, Capital Circle Southwest, North Monroe Gateway, Lake Jackson Greenway, and Northeast Gateway.

### IV. **CONSENT**

Nita Davis spoke about the Fairgrounds project and clear cutting of oak trees for construction projects. She discussed the reduction of trees and canopy throughout Tallahassee.

- **Consent Item 1: Approval of the Intergovernmental Agency Board of Directors' November 7, 2023 Blueprint Meeting Minutes**
- **Consent Item 2: Acceptance of a Status Report on Five Non-Competitive Economic Development Proposal Funding Requests**

**Commissioner Richardson moved to accept the Consent Agenda. The motion was seconded by Commissioner Williams-Cox. The motion passed unanimously: 12-0 (weighted 70-0).**

**V. GENERAL BUSINESS/PRESENTATIONS***Item 9: Consideration of Initiating a Substantial Amendment for Affordable Housing Land Acquisition*

The following citizens spoke on this agenda item:

1. Sylvia Jones of Mt. Zion A.M.E. Church and co-Chair of Capital Area Justice Ministry (CAJM) spoke in favor of supporting option 2 to move forward with the initiation of the substantial amendment process for Affordable Housing. She clarified that CAJM was requesting that the substantial amendment language be amended to specify acquiring land for mixed income rental housing projects for families with very low and extremely low incomes. She stated that CAJM was not seeking immediate funding for the proposed amendment but stated that if affordable housing were added as an approved project, funding could be allocated if surplus revenues were generated.
2. Bill Phelan spoke about the inadequate supply of affordable housing for families with very low and extremely low incomes, the impacts of homelessness on children, and the impacts of the lack of affordable housing on the Leon County workforce.
3. Jacqueline Davis spoke about her experience seeking affordable housing. She is currently residing with a family member and her six children due to the lack of available affordable housing. She spoke in favor of an amended option 2 specifying affordable rental housing.
4. Bill Wilson spoke in favor of an affordable housing project and explained how an affordable housing land acquisition program could work. He spoke about his experiences with other local government entities implementing a similar program.
5. Stanley Sims spoke about his observations of homelessness and his support for an affordable housing land acquisition program.
6. Dorothy Inman-Johnson spoke in favor of an affordable housing land acquisition program but stated that a program focused on housing development for homeownership would not benefit families with very low and extremely low incomes. She supported amending the language to focus on land acquisition for rental housing development.
7. Jamal Williams spoke about the connection between wages and affordable housing.

Director Calder gave a brief presentation on the agenda item to begin the substantial amendment process to add land acquisition for affordable housing to the Blueprint Infrastructure Program. She explained the budgetary implications, the statutory limitations for a land acquisition program using surtax dollars, and substantial amendment process. She concluded the presentation by stating that staff does not recommend initiating the substantial amendment process to add the land acquisition program.

Following Director Calder's presentation, PLACE Director Artie White provided context for the staff recommendation since the item was taken out of order of the planned agenda. Director White explained that staff has been working to fill the budget gaps on several of the projects due to cost inflation and decreased revenue through different leveraging opportunities and adjustments to complete the entire current approved project list. He stated that adding additional projects would not be feasible as there is no projected surplus revenue to allocate to the program even if added to the approved project list.

**Commissioner Porter moved to initiate the substantial amendment process to add a new Affordable Housing Land Acquisition Project to the Blueprint Infrastructure program by allowing funding to purchase land for mixed-income rental housing projects that include units for families with very-low and extremely-low incomes, consistent with the requirements of Section 212.055(2)(d)(1)e, Florida Statutes. The motion was seconded by Commissioner Richardson.**

Commissioner Maddox inquired about available funding for additional projects. He asked if all Blueprint infrastructure funds were allocated to the current project list and how the total surtax funds were divided. Director White explained that the long-term funding plan fully funds all current Blueprint Infrastructure projects and that the surtax is divided with 66% going to infrastructure, 12% going to economic development, and the difference being allocated to the City and the County governments. Commissioner Maddox then stated that the Agency does not have additional funding to add the Affordable Housing Land Acquisition Project and asked the other IA Board members what infrastructure projects they were willing to give up.

Commissioner Matlow discussed funding options for the Affordable Housing Land Acquisition Project stating that the project could be added to the infrastructure project list now and go unfunded until the next iteration of the surtax and that the IA Board could reduce the scopes and budgets of current infrastructure projects to allocate funding for the Affordable Housing Land Acquisition Project. Commissioner Matlow discussed the potential for additional revenue in future years. He discussed delaying current infrastructure projects out to future years. Commissioner Matlow stated that he believes it is possible to complete all the current infrastructure projects and add the Affordable Housing Land Acquisition Project if some of the project scopes and budgets could be amended or reduced.

Commissioner Minor stated that beginning the substantial amendment process to add the Affordable Housing Land Acquisition Project does not require that funding be allocated at the current moment. He stated that funding could be added at a future date as additional money became available either through increased sales tax revenue or other leveraging opportunities.

Commissioner Richardson spoke about his work in the community to ensure there are programs to provide inclusionary and affordable housing throughout Tallahassee. He cited the CRA, the Housing Authority, Magnolia Oaks project, and Northwood Mall site project. Commissioner Richardson then expressed concern about adding the Affordable Housing Land Acquisition Project to the Infrastructure Project list stating that

he would not support reducing the current projects' scopes or reallocating funding away from the current approved project list since the voters were promised the listed projects when the surtax was implemented. He stated that he would support the motion to begin the substantial amendment process but would not support reducing the scope of any of the projects currently located on the southside of Tallahassee.

Commissioner Welch spoke about his concerns with adding the Affordable Housing Land Acquisition Project to the infrastructure project list stating that he does not want to undermine the voters' confidence that the surtax will be used to complete the approved projects if the IA Board continues to attempt to amend projects' scopes, budgets, and the approved infrastructure project list.

Commissioner O'Keefe spoke in favor of the motion and explained that the motion was the first step in the substantial amendment process and welcomed citizen input.

Mayor Dailey stated that he would not be supporting the motion since there were no additional funds available in the 5-year CIP using infrastructure funds or in the foreseeable future based on current projections from staff.

Commissioner Proctor spoke in favor of the motion. He discussed reprioritizing the projects and a referendum on the upcoming ballot to determine if voters support an Affordable Housing initiative or surtax. Finally, Commissioner Proctor discussed land held by the federal government.

Commissioner Maddox spoke in favor of a voter referendum to determine whether citizens support an Affordable Housing initiative using Blueprint Infrastructure dollars.

Commissioner Williams-Cox spoke in favor of the local affordable housing initiatives but explained that the analysis shows there is no foreseeable funding from Blueprint revenues and suggested that the Commissioners continue working to address the issue of affordable housing through other avenues and opportunities.

Commissioner Matlow clarified that CAJM was not seeking immediate funding in its current request to add the Affordable Housing Land Acquisition Project to the infrastructure project list.

Commissioner Cummings spoke in favor of the motion and stated that she believes that there is a community need for affordable housing. She stated that as Commissioners they have a duty to address the current needs of the community and that by beginning the substantial amendment process to the affordable housing land acquisition project, the IA Board is making a good faith effort to address the needs of the Tallahassee community.

**The motion Passed 8-4 (weighted 46-24). Mayor Dailey and Commissioners Williams-Cox, Caban, and Welch voted in opposition.**

**Following a brief recess Commissioner Williams-Cox moved to have General Business Item 7: Evaluation of a Request for infrastructure surtax revenues for Florida A&M University's Bragg Memorial Stadium Renaissance Project to be**

**taken out of order. The motion was seconded by Commission Richardson. The motion passed 10-0 (60-0). Commissioners Maddox and Proctor were out of the room at the time of the vote.**

*Item 7: Evaluation of a Request for Infrastructure Surtax Revenues for Florida A&M University's Bragg Memorial Stadium Renaissance Project*

Director White explained that this agenda item was requested to be brought back before the IA Board with a project description to be begin the substantial amendment process to add funding for additional renovations to Florida A&M University's Bragg Memorial Stadium to the Infrastructure Project list. Director White stated that staff was not recommending moving forward with the substantial amendment process. Commissioner Cummings then allowed for citizens to be heard on the agenda item and the following speakers were heard:

1. Shawnta Friday-Stroud, Ph.D. spoke on behalf Florida A&M University. She explained that the University was seeking \$15 million to complete renovations on the Bragg Memorial Stadium. She explained that the University has generated over \$5 million in economic impact from two football events last year and that the additional renovations would complete the stadium renaissance project.
2. Bill Tucker spoke in favor of initiating the substantial amendment process for the funding request for FAMU's Bragg Stadium.
3. Stanley Sims spoke in favor of initiating the substantial amendment process for the funding request for FAMU's Bragg Stadium.
4. Max Epstein spoke about the priorities of the IA Board and how different projects are funded through bond issuance. He also discussed repaying the bond issuance and debt service.

Director Calder provided a brief presentation on the funding request from FAMU for the stadium renovations. She stated that the IA Board approved a \$10 million allocation from economic development funds in 2020 which was used to complete improvements for the east and west stands. She further explained that the full stadium renovation could not be completed with the original \$10 million due to rising construction cost. This recent request for \$15 million would be used to renovate the restrooms, concessions, lighting, and elevators. Director Calder explained that there are no additional funds available to meet the FAMU request and that allocating funds to the project would result in insufficient funds to complete the current approved Blueprint Infrastructure project list. She concluded that staff does not recommend moving forward with the substantial amendment process to allocate funding to FAMU for the stadium renovations.

**Commissioner Williams-Cox moved to begin the substantial amendment process to allow infrastructure surtax revenues to be used for Florida A&M University's Bragg Memorial Stadium Renaissance Project. The motion was seconded by Commissioner Proctor.**

Commissioner Caban inquired about availability of savings from the Airport Gateway project based on the budget cap of \$82 million. Director White explained that the any available funding would not be available until later years of the program. Commissioner Caban then asked about any available funding to be used from the upcoming bond issuance. Director Calder explained that based on the current five-year CIP there was no additional funding available, but that staff would bring budget and revenue projections in May for the budget workshop.

Commissioner Matlow spoke about the substantial amendment process, project priorities, private developments' traffic impacts, and completing projects such as Orange Avenue Park, Pensacola Street, Tharpe Street, and North Monroe. Commissioner Matlow stated that he would support the motion but that more discussion on funding would be necessary to address reducing the scopes of projects such as the Airport Gateway to allocate funding for additional projects such as Affordable Housing and Bragg Stadium.

Mayor Dailey stated that he would not support the motion because he believed that funding for the stadium renovation would be more appropriate if coming from economic development funds from OEV.

Commissioner Richardson stated that he would not support the motion because he did not want to undermine the voters' confidence by repeatedly changing the approved project list and altering the scopes of approved projects.

**Commissioner Williams-Cox withdrew her original motion and moved to direct the Office of Economic Vitality staff to evaluate the FAMU funding request using economic development dollars and return with an Agenda Item for the May meeting. The motion was seconded by Mayor Dailey.**

Commissioner Proctor inquired about how much funding was available from OEV. Director Bowers explained that the Future Leveraging Fund currently had approximately \$1.5 million and was projected to receive approximately \$1.1 million per year for the next four years. **Commissioner Proctor then moved to table the discussion on the FAMU funding request and discuss item 6: Consideration of the Airport Gateway Project Scope and Widening Springhill Road to Four Lanes. The motion was seconded by Caban.**

Commissioner Williams-Cox spoke against Commissioner Proctor's substitute motion stating that she did not want to position one project against another for funding.

Blueprint Attorney Susan Dawson advised the Board that Commissioner Proctor's substitute motion was not subject to debate based on Robert's Rules of Order and that the Board should move forward on to the vote.

**Commissioner Proctor's substitute motion failed 4-8 (weighted 24-46). Commissioners Matlow, Porter, Caban, and Proctor voting in favor.**

Commissioner Matlow spoke about the lack of funding available from OEV stating that to fund the FAMU request using economic development dollars would limit OEV's ability to fund any future economic development projects. He stated that any available

funding should come from the infrastructure surtax dollars and that he believed that the IA Board could amend the scope of the Airport Gateway Project to remove that FSU extension.

Commissioner Minor stated that he would support Commissioner Williams-Cox's motion to allow the issue to come back before the Board but that he does not believe that non-emergency improvements are a good expenditure of either infrastructure or economic development dollars.

Commissioner O'Keefe spoke against Commissioner Williams-Cox's motion stating that he did not support using Blueprint funds for college athletic facilities.

Commissioner Proctor spoke in favor of the health and safety renovations at the Bragg Memorial stadium but stated that there are not enough economic development dollars to meet the request and reiterated his position that funding could be made available if this scope of the Airport Gateway Project was reduced. Director White explained that reducing the scope of the Airport Gateway Project would not result in funds being immediately available to be allocated to other projects. Director White further explained that reducing the Airport Gateway Project would require completing the substantial amendment process and funding the Bragg Memorial Stadium renovations using Infrastructure funds would also require completing the substantial amendment process.

Commissioner Caban spoke about his belief that the Board was unable to meet certain funding requests and projects because the Board lacked the legislative authority to reduce project scopes at its will. He stated that he believes that the Board should be able to reduce project scopes and budgets to meet changing priorities and fund other projects.

Commissioner Matlow spoke about the possibility to fund the FAMU funding request through the upcoming bond issuance.

Commissioner Williams-Cox spoke in favor of her motion stating that she believed that the economic development funds were a faster way to address that FAMU funding request rather than going through the substantial amendment process. She also stated that she did not want it to appear that one project was negatively impacting another project. Commissioner Williams-Cox also spoke about the possibility for other financing opportunities for FAMU based off funding commitments from OEV and she stated that the funds for the stadium improvements would have a positive economic impact on the Tallahassee community.



Commissioner Proctor spoke in favor of the FAMU funding request and requested that Commissioner Williams-Cox consider amending the motion to include evaluating the possibility to secure the funds through a bond issuance similar to what was done to fund the FSU funding request for stadium improvements. **Commissioner Williams-Cox amended her motion to direct the Office of Economic Vitality staff to evaluate the FAMU funding request using economic development with a similar bonding mechanism as the FSU Doak Campbell Stadium Funding request and return with an Agenda Item for the May meeting. The amended motion was seconded by Commissioner Proctor.**

Commissioner Cummings spoke in favor of the FAMU funding request. Commissioner Richardson requested that the agenda item include specifics about the repayment details of any bond issuance.

**Commissioner Williams-Cox amended motion passed 11-1 (65-5). Commissioner O’Keefe voted in opposition.**

*Item 3: Informational Item Outlining Steps for Restructuring the Blueprint Intergovernmental Agency*

The following citizen spoke on this agenda item:

Max Epstein spoke about the importance of the agenda item. He spoke about the IA Board’s oversight of the IMC and the Agency.

Director White gave a brief presentation on restructuring the Blueprint Intergovernmental Agency. He summarized the effectiveness of the Agency’s operation structure and explained how amending the structure of the Agency would require an amendment to the Interlocal Agreement agreed to by both the City and County Commissions. Director White explained how the IMC provides joint executive leadership that allows the Agency to coordinate projects across jurisdictions.

**Commissioner Richardson moved to accept Option 1: Accept the informational item. The motion was seconded by Commissioner Welch.**

Commissioner Porter spoke about changing the structure of Blueprint. She stated that she believed that the Board was dysfunctional and that there was a lack of transparency about how items are brought before the IA Board for review and direction. Commissioner Porter stated that she would like to discuss having a direct report for the IA Board.

Commissioner O’Keefe spoke about restructuring the organization in an effort to increase transparency. He expressed concern about the 50/50 decision making authority of the IMC and stated that a singular direct report may be more effective for running Blueprint. Commissioner O’Keefe discussed the previous amendments to the Interlocal Agreement stating that the IA Board previously made recommendations and directed the City and County staff to bring the amendments before their respective boards for acceptance and execution.

Commissioner Caban stated that he believes it is inefficient to have staff reporting to two different governments and thinks that it would be more efficient to have staff report directly to one executive that reports directly to the IA Board. He also spoke about the definition of “substantial change” stating that the Interlocal Agreement does not include a definition for the term.

Commissioner Proctor spoke about the steps necessary to change the organizational structure of Blueprint under the Interlocal Agreement. He noted that the agenda item explained that to amend the Interlocal Agreement the Commissioners would need to meet at their respective commissions to approve any edits and that the two commissions would then need to mutually agree to the changes as specified in the Interlocal Agreement. Commissioner Proctor then discussed the steps necessary to amend the job descriptions of the Agency staff stating that any changes would need to be addressed through the City or County HR Departments. Next, Commissioner Proctor inquired as to the role of parliamentarian and Director White explained that while the role of parliamentarian was not specified in the Interlocal Agreement, the Blueprint Attorney currently serves as the IA Board’s parliamentarian because of the Board’s strict compliance to Robert’s Rules of Order which specifies the requirements for a parliamentarian.

**Commissioner Proctor made a substitute motion to direct staff to return with an agenda item amending the Interlocal Agreement. The substitute motion was seconded by Commissioner O’Keefe.** Director White explained that the agenda item outlines that to amend the Interlocal Agreement an amendment must be initiated and approved by the City and County Commissions. Director White mentioned that the motion may be improper, which was also stated by Attorney Dawson who explained that the motion was improper because the IA Board does not have the authority to amend the Interlocal Agreement. **Commissioner Cummings ruled the substitute motion to be improper. Commissioner Matlow then moved to appeal the decision of the Chair, challenging the ruling. The motion to appeal was seconded by Commissioner Proctor.**

Commissioner Maddox challenged whether Commissioner Matlow could make the motion to appeal the decision of the chair while another has the floor and Attorney Dawson explained that a motion to appeal the decision of the chair could be made while another is speaking. Commissioner Maddox then recommended that staff be directed to return with an agenda item that proposes changes to the Board’s use of Robert’s Rules of Order, he suggested reviewing the City and the County’s standards. Commissioner Maddox requested that the City and the County Commissions host a workshop where the two boards could review the governing documents for Blueprint. Commissioner Cummings reiterated the motion to appeal and Attorney Dawson explained that proper posture for the motion to appeal the chair’s decisions is “shall the decision of the chair be sustained” to determine whether to uphold or overturn the ruling of the chair. Following the explanation by Attorney Dawson, **Commissioner Cummings’ ruling was sustained 8-3 (weighted 46-19). Commissioners Matlow, Porter, and O’Keefe voting in opposition to the Chair’s ruling. Commissioner Proctor abstained from the vote.**

Commissioner Maddox recommended that staff return with an agenda item that reviews the parliamentary procedures used by the City and the County and considerations for the IA Board. **Commissioner Richardson amended his original motion to accept Option 1: Accept the informational item and direct staff to bring back an agenda item at the next IA Board meeting with a review of the simplified parliamentary procedures used by the City and County. The amended motion was seconded by Commissioner Welch. The amended motion passed 10-2 (weighted 60-10). Commissioners O’Keefe and Proctor voted in opposition.**

Commissioner Williams-Cox spoke about the motion on the floor and stated that an IA Board meeting was not the proper forum to discuss changes to the organization’s governing documents and that the issue should be handled by the City and County Commissions.

Commissioners Porter and Matlow spoke about wanting to review the organizational structure of Blueprint, the need for a joint workshop to review the Agency’s governing documents, the Agency’s efficiency, and the authority of the IMC.

**Commissioner Caban moved to conduct a workshop to develop recommendations for changes to the Interlocal Agreement to be provided to both the City and the County commissions. The motion was seconded by Commissioner Proctor.**

Mayor Dailey spoke against the motion and stated that he did want to take any action on the structure of Blueprint while the lawsuit between Commissioner Matlow and the Agency was still on going.

**Commissioner Maddox made a substitute motion to direct the Chair to send a letter to the Chairs of the City and County Commissions to schedule a joint workshop. Commissioner Richardson seconded the substitute motion. Following comments from Commissioners Matlow and Williams-Cox, Commissioner Maddox withdrew his substitute motion.**

**Commissioner Caban’s original motion failed 6-6 (weighted 34-36). Mayor Dailey and Commissioners Richardson, Williams-Cox, Maddox, Minor, and Welch voted in opposition.**

*Item 4: Approval of Resolution 2024-01 Authorizing Issuance of the Series 2024 Bond Sale and Approval of a Fiscal Year 2024 Budget Amendment*

The following citizen spoke on this agenda item:

Max Epstein spoke about the projected sales tax revenue, the increased project budgets, and the financing plan.

Director Calder gave a brief presentation on the FY 2024 bond issuance. She stated that bond issuance is a part of the budget planning needed to fulfill the IA Board’s direction to advance fund numerous projects. The Agency’s FY 2024 Capital Improvement Plan was adopted at the September 26, 2023 IA Board Public Hearing and included a \$201 million financing strategy to implement the prioritized Blueprint

projects through FY 2026, with \$136 million in FY 2024 and the remaining \$65 million in FY 2026. Director Calder explained that advance funding the projects would result in cost savings as construction prices are continuing to rise. Director Calder concluded her presentation by stating that Blueprint staff met with the Agency's financial advisors and their recommendation was to pursue bond financing with a competitive public offering as the option with the lowest amount in debt service.

**Commissioner Maddox moved Option 1 to authorize Blueprint to commence the process to obtain bond financing, including: 1) approval of a budget amendment for \$1.4 million to fund the initial financing costs, 2) authorization to contract with two credit rating agencies, 3) approval of Resolution 2024-01 authorizing the Series 2024 Bond Sale, and 4) authorization for the IA Board Chair to sign the bond documents upon completion. The motion was seconded by Commissioner Richardson.**

Commissioner Caban inquired about the \$1.4 million expense to process the bond issuance. Blueprint Finance Officer Tres Long explained that the \$1.4 million was an estimate to cover the cost for the bond counsel, disclosure counsel, the credit rating agencies, and the underwriting fees. Commissioner Caban discussed the increasing project budgets and his belief that the Board should review the scope of some of the larger projects.

Commissioner Proctor inquired about the remaining bonding capacity following this bond issuance if approved. Director Calder explained that following the additional bond in FY 2026 and the anticipated finance option in 2030 for the Tharpe Street Project that the Agency would not have any additional bonding capacity based on the current revenue projections. Commissioner Proctor then asked whether the funding request from FAMU would be included in the FY 2024 bond issuance. Director White stated that the funding for the FAMU request was not included in the current budget planning but that funding options for the request would be brought before the Board at a later meeting.

Commissioner Williams-Cox spoke in favor of the bond issuance. Commissioner Porter sought clarification that funds in the bond issuance were not tied directly to named projects. Director Calder stated that she was correct. Commissioner Matlow spoke against the bond issuance due to the associated debt cost.

**The motion passed 8-4 (weighted 46-24). Commissioners Matlow, Porter, Caban, and O'Keefe voted in opposition.**

*Item 5: Acceptance of the Fairgrounds Master Plan*

The following citizen spoke on this agenda item:

Mark Harvey, Executive Director of the North Florida Fairgrounds, spoke on behalf of the Board of Directors for the North Florida Fairgrounds in favor of the Fairgrounds Master Plan.

**Commissioner Proctor moved to accept Phase 1 of the Master Plan and direct staff to initiate design of the Phase 1 improvements utilizing the funding currently allocated to the project. The motion was seconded by Mayor Dailey.**

Project Manager Tatiana Daguillard gave a brief presentation on the Fairgrounds Master Plan summarizing all previous IA Board direction and identifying the next steps to fully implement the current project scope for the beautification and improvements to the Fairgrounds. She explained that the Master Plan could be implemented in two phases with Phase 1 investing \$30 million to improve and beautify the fairgrounds while ensuring supportive infrastructure is in place to attract future public and private investment on the site. Phase 1 of the Master Plan would realize immediate and long-term benefits for the community by reconfiguring the parking area, midway space, the current facilities on the property, and constructing a new outdoor pavilion. Phase 2 would include the development of a regional sports facility. She explained that the initial review of the regional sports facility revealed a strong market opportunity that leverages current uses of the fairgrounds site and could drive regional tourism, the total estimated cost for the regional sports facility is an additional \$86 million which is not currently available from Blueprint funds. Ms. Daguillard concluded her presentation with staff recommendation for Option 1: Accept Phase 1 of the Master Plan and direct staff to initiate design of the Phase 1 improvements utilizing the funding currently allocated to the project.

Commissioner Richardson spoke in favor of the Fairgrounds Master Plan Project and commended Commissioner Proctor on his advocacy for the project.

Commissioner Williams-Cox spoke about the regional sports facility, thanked Tatiana, Blueprint staff, and the consultants for their work on the Fairgrounds Master Plan, and the opportunity to leverage funding to develop Phase 2 of the Master Plan. Commissioner Minor spoke in favor of the Master Plan for the Fairgrounds. Commissioner Matlow inquired as to whether Blueprint needed direction to pursue the leveraging opportunities mentioned by Commissioner Williams-Cox and Director White explained that since the property was owned by Leon County, the Agency would need to coordinate with them about additional funding and leveraging opportunities for the property. Commissioner Proctor recognized Mr. Harvey for his work with Blueprint on behalf of the Fairgrounds Association.

Commissioner Cummings then asked about the amount of land set aside for housing developments and whether the Agency has taken any action to find affordable housing developers. Director White responded that approximately 16 acres could be used for some form of housing or lodging and that historically when the Agency has improved the infrastructure of an area the developers then seek to develop in the improved area.

Commissioner Proctor spoke about a conference center on the Fairgrounds property and the potential for tourism to Tallahassee. Commissioner Maddox spoke in favor of the Master Plan and about planning for a sports facility and the possibility of partnering with a private entity for development and management of the facility.

**The motion passed 12-0 (weighted 70-0)**

*Item 6: Consideration of the Airport Gateway Project Scope and Widening Springhill Road to Four Lanes*

The following citizens spoke on this agenda item:

Max Epstein spoke about his desire for the IA Board to go back to a six-meeting calendar. He discussed the scope of the Airport Gateway project and the removal of the FSU segment from the project. He stated that any cost savings from a reduced project scope could be used to address stormwater issues on the southside.

Bill Lickson, Director of North Florida Innovation Labs, spoke in favor of maintaining the current scope of the Airport Gateway Project. He spoke about the opening of North Florida Innovation Labs. He stated the organization was able to leverage approximately \$26 million in funding based off the \$2.5 million match provided by OEV.

David Van Williams wished to speak following the staff presentation.

Director Calder gave a brief presentation on the Airport Gateway Project summarizing IA Board action and direction to date. She explained that the agenda item was requested at the November 7, 2023, IA Board meeting, and that the item provides a summary of the Airport Gateway project scope, cost estimate and budget allocation comparison, scope expansion opportunities to include advancing the widening of Springhill Road to four lanes, and major milestones for the project over the next four years. She explained that the current scope for the project includes two routes to the Tallahassee International Airport from downtown along Springhill Road and through Innovation Park and FSU's Southwest Campus. The estimated cost for this project is \$117.8 million, and the current approved budget is \$82 million resulting in a \$35.8 million funding gap with \$6.2 million in Blueprint funds encumbered or expended to date. Director Calder explained the current scope for Springhill Road which includes right of way acquisition for up to four lanes with construction planned for two lanes. She explained that traffic modeling does not indicate a need to construct four lanes on Springhill Road until 2045. She stated that to expand the current scope to include the construction of four lanes an additional \$13 million would need to be allocated to the project. Director Calder also provided an overview of the substantial amendment process needed to amend the scope of the Airport Gateway Project.

David Van Williams spoke as the President of the Providence Neighborhood Association in favor of the current scope of the Airport Gateway Project. He stated that the Providence neighborhood is looking forward to the improvements to the neighborhood based off this project.

**Commissioner Richardson moved Option 1: Accept status update and direct staff to fully fund the Airport Gateway scope. The motion was seconded by Commissioner Williams-Cox.**

Commissioner Welch spoke about the research facility and Innovation Park. He stated that the Airport Gateway Project may be a good investment for the Tallahassee community as an opportunity to showcase the federally funded research facility. He stated that he would be supporting the motion.

Commissioner Minor spoke about the rising construction cost noting that the budget increases for the Airport Gateway were not unique to that project and stated that he would be supporting the motion. Commissioner Minor further discussed the need to showcase the innovation labs and research facilities that will be positioned near the proposed roadways under the current scope for the Airport Gateway Project.

Commissioner Richardson spoke in favor of the current Airport Gateway Project scope and the promises made to the Providence Neighborhood.

Commissioner Caban inquired about the scope of the project and Director Calder explained that the scope of the project was defined as “funding to perform roadway improvements to Springhill Road from Capital Circle Southwest to Orange Avenue, Lake Bradford Road from Orange Avenue to Gaines Street, South Lake Bradford Road from Capital Circle Southwest to Orange Avenue, Stuckey Avenue from Roberts Avenue to Lake Bradford Road, a roadway (new roadway) through the FSU southwest campus area, and Orange Avenue from South Lake Bradford Road to the southern terminus of the new roadway (includes ROW, construction, gateway streetscaping, stormwater for roadway improvements, and enhanced landscape).”

Commissioner Caban then asked for the difference between scope and design. Director Calder explained that design is the technical analysis involved to bring the scope to fruition such as the geotechnical analysis and transportation engineering. Commissioner Caban asked about how the aesthetic features for a project are determined and Director Calder explained that the aesthetic features are influenced by the regulations and the maintenance requirements of either the City or County and Florida Department of Transportation depending on the location of the roadway. Commissioner Caban then asked for an explanation of how projects are designed within a particular budget. Director White explained that roadways must meet several regulations and permitting requirements which dictate the cost projections for roadway construction.

Commissioner Caban asked about how the Airport Gateway Project will help direct traffic away from residential areas and Director White explained that the project is intended to redirect traffic to roadways with higher zoning densities and intensities and away from lower density residential zones. Commissioner Caban spoke against the construction of additional roads under the Airport Gateway Project scope. He discussed the available rental space at Innovation Park, the available routes to access the area, and impacts to the neighborhoods near the Airport Gateway. Commissioner Caban concluded by stating he did not support increasing the budget of the project through a simple majority arguing that he believes budget changes are substantial amendments.

**Commissioner Caban made a substitute motion to begin the substantial amendment process to remove segments A, B, and C, and to four-lane Springhill Road, and construct improvements in the Providence Neighborhood and Stuckey Avenue. The substitute motion was seconded by Commissioner O’Keefe.**

Commissioner O'Keefe spoke in favor of the substitute motion and the cost savings on the project by removing the specified sections. Commissioner Proctor spoke against the current scope of the Airport Gateway Project and the impacts to Providence Neighborhood. Director Calder explained that the new roadway would create a new southern entrance into Innovation Park to relieve traffic currently traveling through the neighborhood roadways and that the improvements along Stuckey would redirect traffic from Levy to Stuckey with a higher zoning and capacity.

Commissioner Williams-Cox spoke about the substantial amendment to the Airport Gateway Project from 2018 that passed with unanimous consent from the IA Board.

Commissioner Proctor discussed the two-lane road leading to a four-lane bridge and reiterated his position to four-lane Springhill Road. Director Calder explained that the four-lane bridge was a leveraging opportunity between Blueprint, the County and the Florida Department of Transportation that will be built to all safety regulations. Director White further explained that right of way was being acquired along Springhill to allow for the expansion to four-lanes in the future.

Commissioner Matlow discussed the need for the roadway improvements for the Airport Gateway stating that the roads in the project scope were not at capacity and that the funding could be used to address other traffic needs throughout the Tallahassee community.

Commission Cummings inquired about the lane counts for the roadways in the project, the beautification, and the planned improvements for the project. Director Calder explained that segments E and F were four lanes, that Lake Bradford was at capacity, and that the project included stormwater and beautification improvements.

Commissioner Minor stated that he would not be supporting the substitute motion but wanted to clarify that segment B was going to be constructed by the Florida Department of Transportation. **Commissioner Caban amended his substitute motion to “to begin the substantial amendment process to remove segments A and C, four-lane Springhill Road, and construct to improvements to the Providence Neighborhood and Stuckey Avenue.”**

Following additional comments from the Commissioners on the substitute motion, **the substitute motion failed 5-5 (weighted 29-29)**. **Commissioners Matlow, Porter, Caban, O'Keefe, and Proctor voted in favor. Commissioner Maddox abstained from the vote and Mayor Dailey was out of Chambers.**

**The original motion failed 5-5 (weighted 29-29)**. **Commissioner Richardson, Williams-Cox, Cummings, Minor, and Welch voted in favor. Commissioner Maddox abstained from the vote and Mayor Dailey was out of Chambers.**

Commissioner Welch moved to table item 6. The motion was seconded by Commissioner Minor. **The motion failed 5-5 (weighted 29-29)**. **Commissioner Richardson, Williams-Cox, Cummings, Minor, and Welch voted in favor. Commissioner Maddox abstained from the vote and Mayor Dailey was absent during the time of the vote.**



**Commissioner O’Keefe moved to begin the substantial amendment process to four-lane Springhill Road, remove segment C, and construct the improvements to the Providence Neighborhood. The motion was seconded by Commissioner Matlow.**

Mayor Dailey and Commissioners Williams-Cox and Richardson were out of Chambers which caused a loss of a quorum for the IA Board. Attorney Dawson explained that there must be a physical quorum in the room to conduct business. Chair Cummings adjourned the meeting without action on the motion due to lack of a quorum.

**VI. ADJOURN**

**The meeting adjourned at 10:43pm**

*The next Blueprint Intergovernmental Agency Board of Directors’ Meeting is scheduled for **May 16, 2024\****

**\*Note:** The FY 2025 budget workshop will be held at 1:00 PM and the regular IA Board meeting is scheduled for 3:00 PM.

**ATTACHMENT  
VOTING CONFLICT FORM 8B**



**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, Bill Proctor, hereby disclose that on 2 - 29, 20 24:

(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 \_\_\_\_\_, by whom I am retained; or
- 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:

*IT WAS MY UNDERSTANDING THAT STAFF LEAD A MOTION WHICH I BELIEVED I WAS NOT OBLIGATED TO SUPPORT UP OR DOWN. I DID NOT VOTE DUE TO MY INTERPRETATION.*

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.

March 12, 2024  
Date Filed

Bill Proctor  
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.

## FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Maddox, Nicholas	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Blueprint IA Board of Directors
MAILING ADDRESS 301 S Monroe St	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
CITY Tallahassee	COUNTY Leon
DATE ON WHICH VOTE OCCURRED 02/29/2024	NAME OF POLITICAL SUBDIVISION: Blueprint Intergovernmental Agency
MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

### WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

#### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

#### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

**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, Nicholas Maddox, hereby disclose that on February 29, 20 24 :

(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 Family Promise of the Big Bend, by whom I am retained; or
- 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:

Item 6 of the General Business section of the agenda pertained to the Consideration of the Airport Gateway Project Scope and Widening Springhill Road to Four Lanes. The changes as described in the item could potentially lead to material or monetary gain by Family Promise of the Big Bend, by which I am employed. I therefore declared a conflict and abstained from voting.

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.

03/01/2024

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.