

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: December 8, 2022
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of September 29, 2022

MEMBERS PRESENT

COUNTY	CITY
Commissioner Nick Maddox	Mayor John Dailey
Commissioner Kristin Dozier	Commissioner Curtis Richardson, Chair
Commissioner Carolyn Cummings	Commissioner Jeremy Matlow
Commissioner Brian Welch	Commissioner Jacqueline Porter
Commissioner Rick Minor	Commissioner Dianne Williams-Cox
Commissioner Bill Proctor	

I. AGENDA MODIFICATIONS

There were no agenda modifications. Ben Pingree, Director of PLACE, requested that the Board members present may make a motion and vote to allow Commissioner Proctor to participate electronically.

Commissioner Maddox moved to allow Commissioner Proctor to participate virtually. Motion was seconded by Commissioner Minor. Motion passed.

Passed 10-0 (weighted: 60-0)

PLACE Director, Ben Pingree, opened the meeting by introducing Mr. Keith Bowers as the new Office of Economic Vitality Director. Director Pingree commended Mr. Bowers for his work thus far. Mr. Bowers greeted the Board with a short introduction.

II. CITIZENS TO BE HEARD ON NON-AGENDA ITEMS

Public comments were received by email to Comments@BlueprintIA.org through 5:00 p.m. on September 28, 2022. All emails received were provided to the IA Board. Live comments were also taken in person and via WebEx during the meeting. The following comments were presented:

Lonnie Mann requested that the IA Board complete an archival study survey for the New Hope Community similar to the one that was done on FAMU way by FAMU faculty.

Max Epstein spoke on the Capital Cascades Segment 4 project and asked that the current study area for the project be extended to include the west side of Lake Munson

that is owned by the National Forest Service. He asked that the IA Board direct staff to bring back information on expanding the study for the December meeting.

Commissioner Maddox requested Director Calder to explain the steps necessary to expand the study; whether it would be feasible to have a water treatment facility to cover the west side; and the process for changing the Capital Cascades Segment 4 project to include a water facility for the west side of Lake Munson. Blueprint Attorney Susan Dawson explained that to change a Project, the change would need to be presented before the TCC and CAC followed by a super majority vote of the IA Board. Commissioner Maddox asked for additional clarity on what would be necessary to have staff bring back an agenda item that would provide some history on the area and the feasibility of amending the project to include the water treatment facility for Lake Munson.

Director Calder explained that staff has been working with County staff and Mr. Epstein on Capital Cascades Segment 4. Director Calder stated that the area Mr. Epstein is proposing is significantly larger than the area addressed by the Capital Cascades Segment 4 project and would need to be a completely separate project. She explained that the Capital Cascades Segment 4 project only addresses about 10 percent of the larger basin area that Mr. Epstein is proposing.

Commissioner Maddox stated that he would like to see a comparison or an explanation about the two projects that explains the scope and size difference of the Capital Cascades Segment 4 project and the proposal Mr. Epstein is requesting for Lake Munson. Director Calder explained that the CCT4 project was a small portion of the larger, 60 square mile Lake Munson basin. Commissioner Maddox proposed that staff extend the CCT4 project study to do an analysis of the feasibility of extending the current CCT4 project to include Lake Munson in order for the Board to compare what the extension would do versus what the current project would do for the water quality.

Director Calder explained that because Lake Munson wasn't included in the original scope for CCT4 and therefore there isn't a project fund to pay for the expanded analysis. Commissioner Cummings asked whether it would be possible to split the two items on to separate tracks so that the work for Lake Munson would not delay or alter the work for CCT4. Director Calder stated that it would be possible to look the projects independently. Commissioner Williams-Cox suggested that Lake Munson be addressed by the County Commission as a county project separate from Blueprint. Commissioner Maddox amended his proposal and moved that staff return to the December meeting with a cost analysis of what it would cost to expand the scope of the CCT4 project and include an analysis of water treatment options for Lake Munson.

Commissioner Minor expressed concern about combining Lake Munson with the current CCT4 project scope. He stated that a lot of work had already been done for CCT4 and that a lot of community input had already been gathered and that by adding Lake Munson that would completely change the scope of the process and potentially negate the work that was previously done.

Commissioner Dozier spoke about the watershed for Lake Munson and its basin, stating the CCT4 only addresses about 10 percent of the watershed for the lake and that the Board may want to consider a broader approach for the lake. Commissioner

Dozier continued that this may be a good opportunity to examine the options for Lake Munson while the CCT4 study was being conducted; and concluded that the members of the Board may want to consider working in their capacities as County and City commissioners to address Lake Munson separately from Blueprint.

Commissioner discussion was paused to hear from additional public speakers. Mr. Stanley Sims spoke to the diversity of the Blueprint and OEV staff and commended the City Manager and County Administrator for the leadership team of Blueprint. Mr. Sims spoke about the demeanor and temperament of Mr. Keith Bowers.

Next, Ms. Gloria Jefferson Anderson spoke about the New Hope Community Cemetery and requested funds to continue research on the history of the cemetery.

Following the public speakers, Commissioner Proctor spoke about the interconnected lake and water systems connecting from Cascades Park through Coal Chute Pond, Lake Anita, Lake Elberta, and Lake Henrietta and how the current water treatment plan was designed to address flooding near Leon High School and to treat water runoff for the area near the Florida State Football Stadium. Commissioner Proctor indicated he would support an expanded study that includes Lake Munson in order to get a picture of how all the water bodies work together and how they impact the water quality of Lake Munson.

Commissioner Maddox clarified that the intent of his motion was not to stop the progress on CCT4 but to get a cost analysis of what it would cost to address the water quality issues in Lake Munson to begin a discussion on whether it was feasible for the IA Board to expand the current Blueprint CCT4 Project or whether to pass the findings on to the City and County to explore options to address Lake Munson.

Commissioner Williams-Cox suggested that the commissioners consider having a separate, joint meeting between the City Commissioners and the Board of County Commissioners apart from Blueprint to explore options for Lake Munson in order to move any possible action for Lake Munson prior to the December IA Board meeting. Commissioner Dozier spoke in support of Commissioner Williams-Cox's suggestion stating that the City and the County should take a wholistic approach to Tallahassee's water treatment and quality as climate change continues in the future.

Commissioner Richardson stated that he believed that Lake Munson and CCT4 were clearly two separate projects, and he cautioned the IA Board about adding another project to Blueprint. He stated that the sales tax extension was successful because of Blueprint's ability to complete projects within the established life of the tax. He expressed concern about Blueprint's ability to continue to complete projects within budget and within the life of the tax if more projects are added.

Commissioner Maddox moved to have staff develop a cost analysis for a future study that would consider a treatment facility west of Lake Munson to be presented as an agenda item before the IA Board. The motion was seconded by Commissioner Porter. Motion passed.

Passed 11-0 (weighted 65-0)

Commissioner Proctor voted via WebEx

Commissioner Dozier requested that Director Calder explain the historical study that was completed for FAMU way and asked if the IA Board would be interested in having an agenda item be brought back with a similar study for the New Hope Cemetery and the surrounding community.

Director Calder explained the PD&E study that was done for the Northeast Gateway/Welaunee project and stated that extra precaution was taken to ensure the road wouldn't impact the cemetery along the project area.

Commissioner Dozier moved to have staff bring back an agenda item to explore doing a historical study documenting the history of the New Hope Community and the New Hope Cemetery similar to past Blueprint projects. Commissioner Cummings seconded the motion. Motion passed.

Passed – (weighted 65-0)

Commissioner Proctor voted via Webex

III. INFORMATIONAL ITEMS/PRESENTATIONS

- Receipt and File:
 - Blueprint Infrastructure Community Engagement Update
 - Draft EVLC August 24, 2022 Minutes
 - Draft CAC May 4, 2022 Minutes
 - Blueprint Infrastructure Q3 2022 Project Status Report

IV. CONSENT

Commissioner Dozier moved, seconded by Commissioner Minor, to approve the Consent Agenda.

Passed 11-0 (weighted 65-0)

Commissioner Proctor voted via WebEx.

1. Approval of the May 19, 2022 Blueprint Intergovernmental Agency Board Meeting and Budget Workshop Minutes
2. Approval of the 2023 Blueprint Intergovernmental Agency Meeting Schedule
3. Approval of Appointments to the Economic Vitality Leadership Council
4. Approval of Appointments to the Blueprint Citizens Advisory Committee
5. Authorization to Advertise, Negotiate, and Award Construction Services for the Lake Jackson Greenway
6. Approval of a Joint Project Agreement for the Monroe-Adams Placemaking Project with the City of Tallahassee

V. GENERAL BUSINESS

1. Election of the Blueprint Intergovernmental Agency Board of Directors' Vice Chair

Commissioner Williams-Cox moved the nomination of Commissioner Cummings as Vice Chair of the IA Board. Commissioner Dozier seconded. Motion passed.

**Passed 11-0 (weighted 65-0)
Commissioner Proctor voted via WebEx**

2. Acceptance of the FY 2022 Annual Report of the Blueprint Intergovernmental Agency

Commissioner Cummings commended Director Pingree and staff on the beautiful Annual Report. She stated that staff have done a tremendous amount of work over the last year and that she found the report to be very informative.

Mayor Dailey moved to accept the Annual Report. Commissioner Maddox seconded the motion. Motion passed.

**Passed 11-0 (weighted 65-0)
Commissioner Proctor voted via WebEx**

VI. PUBLIC HEARING 6:00 pm

1. Second and Final Public Hearing on the Proposed Fiscal Year 2023 Operating Budget and Fiscal Year 2023 – 2027 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency

Ramona Abernathy-Pain spoke about the Blueprint Annual Report, the proposed operating budget, and the Capital Improvement Plan and requested that more dollars be directed to work force development, economic growth, and infrastructure.

Will Crowley spoke about the budgeting process and the funding for the Doak Campbell Stadium. He expressed concern about citizen input and participation in funding allocation.

Stanley Sims spoke about the budget, equitable resource allocation, and the small business community in Tallahassee.

Director Pingree provided an overview of the budgeting process and highlighted the work and input that had been incorporated into the current budget. He discussed the budgeting workshop and the first public meeting. Next, Tres Long explained the \$842 million dollar revenue projections through the remainder of the tax including the \$25.5 million dollar State Infrastructure Bank loan and the 2024 bond issuance. Director Calder followed and explained the 2023 Blueprint Infrastructure operating budget of \$50,102,811 that includes an increased operating budget of 11.47%, no additional staff positions, a 5% cost of living adjustments, accounts for anticipated inflation cost, and allocates funds to 27 Capital Improvement Projects. Director Calder also highlighted key leveraging opportunities from the Federal Department of Transportation. Director Bowers discussed the OEV proposed budget of \$8.37 million for fiscal year 2023. He stated that OEV expects to collect a total revenue of \$33.4

million dollars over the next five years. He explained that the 2023 OEV operating budget includes an 8.72% increase, maintains existing personnel, and includes a 5% cost of living increase. The proposed 2023 – 2027 Capital Improvement Plan fully funds the TLH airport; fully funds anticipated vitality studies; and allocates \$12.79 million dollars to economic growth programs, projects, or incentives. He concluded by stating that Office of Economic Vitality is scheduled to conduct an open house workshop with small business owners to provide training and education on the different programs and incentives offered by the Office.

Mayor Dailey, Commissioner Williams-Cox, and Commissioner Welch spoke in favor of the proposed budget and commended staff on their work preparing the 2023 operating budget and five-year CIP. They all stated that they were proud of the work that is being done by the Agency on the several different projects located throughout the Tallahassee community. Commissioner Welch encouraged Director Bowers to be strategic and aggressive in leveraging dollars for the OEV.

Commissioner Dozier spoke in favor of the proposed budget and congratulated Director Calder on 10 years with Blueprint. She recommended that the OEV look into grant dollars for work force development and to support minority and women owned businesses. She also stated that the OEV may want to consider including training on how small, minority, and women owned business may located and apply for federal grant dollars. Director Bowers stated that the OEV would be seeking grant and funding opportunities that target those areas and that the Office intends to provide resource training to the small business owners during the spring workshop about how to find, qualify for, and apply for such funding opportunities. Commissioner Dozier also stated that OEV would need to get creative with the remaining \$1.375 million dollar incentive budget and ask how the OEV plans to incentivize businesses in the local community. Director Pingree responded by stating that there is an opportunity to expand the Targeted Business Program incentive program because of its versatility. Director Bowers added that the OEV was monitoring funding opportunities coming from offices such as the Department of Economic Opportunity and the State Small Business Credit Initiative.

Commissioner Proctor inquired about the progress and status of the Amazon facility that received approximately \$2 million dollars of OEV incentive funding. Commissioner Proctor suggested that the IA Board members and staff be invited to tour the facility or have a representative from Amazon provide an update before the IA Board. Commissioner Richardson directed staff to prepare a report of the progress and status of the Amazon project. Director Bowers responded that Amazon is currently preparing a report of the vendors used on the project and that OEV expects to receive the report by the following week. He also stated that Amazon may schedule a tour of the facility following its receipt of a Certification of Occupancy.

Commissioner Maddox asked Director Bowers for an update of the workshop to train local small business owners on how to apply for funding from the Office of Economic Vitality. Director Bowers responded that the OEV would be hosting the workshop on October 17th to coincide with Minority Enterprise Development Week and a second workshop in January. Commissioner Maddox emphasized his desire that the workshop explicitly explain the type of projects the OEV funds, what the process for

funding includes, and what it takes to be funded by the Office. Commissioner Maddox also requested that staff bring back information about partnering or meeting with the Tallahassee Minority Chamber at least once a year to discuss challenges facing the community related to minority access to capital for their businesses.

Commissioner Williams-Cox spoke in support of the comments by Commissioner Maddox and added the IA Board members should make a better effort to support the Minority Chamber and attend events hosted by the Chambers.

Mayor Dailey moved to accept staff recommendations for options 1 through 3. Commissioner Williams-Cox seconded the motion. Motion passed.

**Passed 11-0 (weighted 65-0)
Commissioner Proctor voted via WebEx**

- **Option #1: Conduct the Public Hearing to adopt the FY 2023 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2023 Operating Budget Resolution (Resolution No. 2022-04).**
- **Option #2: Conduct the Public Hearing to approve and adopt the FY 2023-2027 Capital Improvement Program as presented and approve the FY 2023 Capital Improvement Program Budget Resolution (Resolution No. 2022-03).**
- **Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint 2020 projects being implemented by those jurisdictions**

VII. DIRECTOR DISCUSSION

Commissioner Maddox moved to have OEV staff bring back an agenda item about options to meet with the Minority Chamber of Commerce, the Capital City Chamber of Commerce, and the Greater Tallahassee Chamber once per year to discuss shared business and economic develop issues. Commissioner Dozier seconded the motion. Motion passed.

**Passed 11-0 (weighted: 65-0)
Commissioner Proctor voted via WebEx.**

Commissioner Dozier suggested that the Board consider an open house where all three chambers provide presentations.

VIII. ADJOURN

The meeting adjourned at 6:57 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting is scheduled for **December 8, 2022, at 3:00 p.m.***