

Blueprint Intergovernmental Agency

Board of Directors

Budget Workshop Meeting Minutes

Date: September 24, 2026
To: Board of Directors
From: Artie White, PLACE Director
Subject: Summary Minutes to Budget Workshop of June 11, 2026

MEMBERS PRESENT

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

I. AGENDA MODIFICATIONS

Commissioner Richardson opened the meeting at 1:02pm.

Commissioner Caban moved to allow Commissioner Porter to participate telephonically. The motion was seconded by Commissioner Minor. The motion passed 8-0 (weighted 46-0). Mayor Dailey, Commissioners Maddox and Welch were absent at the time of the vote.

There were no agenda modifications.

II. WORKSHOP ITEMS

Workshop on the Proposed Fiscal Year 2027 Operating Budget and Five-Year Capital Improvement Program for the Blueprint Intergovernmental Agency

PLACE Director Artie White provided an introduction of the agenda item and stated that staff was presenting a balanced budget that continues the current momentum of the Blueprint Program. Director White explained the 2027 budget development process and stated that the FY 2027 budget was developed to ensure consistency with the City and County budget process and that the budget incorporates the past 10 years of IA Board direction. Director White also explained the next steps to accept the proposed budget required two public hearings which are scheduled for September 10th at the Blueprint Citizens Advisory Committee Meeting and September 24th at the next IA Board of Directors Meeting.

Blueprint Director Autumn Calder began her presentation by explaining that the 2027 proposed budget focused on implementation of the 2020 Blueprint projects. Director Calder stated that 28 Blueprint projects were in progress and the proposed budget supports continued project progress for 12 infrastructure projects in construction during FY 2027. The proposed 2027 budget allocates \$31.4 million to infrastructure projects. Over the next five years, Blueprint anticipates spending approximately \$78.5 million on infrastructure projects. The continued project development provides over 26 miles of roadway improvements, 122 miles of bicycle

and pedestrian improvements, and over 540 acres of park space. Director Calder summarized the project prioritization and IA Board direction since 2015.

OEV Director Keith Bowers provided an overview of the proposed OEV budget for \$4.6 million. The proposed budget allocates funding to the Future Opportunity Leveraging Fund (FOLF), business expansion commitments, personnel and operating expenses, and debt repayment expenses. Director Bowers explained that OEV proposed budget continues funding for the Air Service Incentive and Capacity Improvement Program and the Affordable Housing Gap Finance Program.

Director White summarized the budget presentation, the budget ratification process, and the budget recommendations. Director White closed by stating that staff recommendation was for Option 1: *Approve the proposed Infrastructure and Office of Economic Vitality (OEV) FY 2027 Operating Budgets and FY 2027-2031 Capital Improvement Program into the final FY 2027 budget plan.*

Commission Proctor moved to approve the proposed Infrastructure and Office of Economic Vitality (OEV) FY 2027 Operating Budgets and FY 2027-2031 Capital Improvement Program into the final FY 2027 budget plan. The motion was seconded by Commissioner Minor.

Commissioner Proctor asked about the impacts of Senate Bill 1134 on the proposed budget. Director White explained that Senate Bill 1134 impacts the MWSBE program, and that staff is in the process of reevaluating its policies to remain in compliance with State law. Commissioner Proctor then asked about the impacts of the proposed property tax reduction legislation and its impact on the Agency's budget. Director White explained that Blueprint program is funded by sales tax revenue and would not be impacted by the proposed property tax legislation.

Commissioner Maddox noticed the Board that he intended to discuss the Leon Entrepreneurship and Advisory Program (LEAP) and Jacksonville's Capital Access Program during the general meeting. He stated that he intends to propose that OEV work with these programs to further the small business enterprise program.

Commissioner O'Keefe asked questions about the estimated cost increases for the Gateway projects. Director Calder explained that the estimates are updated as projects progress through design to construction and that actual construction costs will be reflected in the budget once a project is bid, awarded for construction, and completed. Director Calder further explained that budget estimates are impacted by a variety of factors such as market changes, design and construction impacts, and cost saving opportunities. Commissioner O'Keefe further inquired as to why the cost estimates for some projects remained the same while others were adjusted. Director Calder explained that different factors impact the cost estimates such as information gained from PD&E studies, acquisition costs, and design costs.

Commissioner O'Keefe discussed the individual project budgets and expressed concern about the Tharpe Street project. Director Calder explained that all the projects are being implemented in the priority order given by the Board. She also explained that the cost estimates for the larger Gateway projects are being updated as those projects are currently being implemented. Director White explained that roadway projects have more cost variables unlike sidewalk and pedestrian improvements such as the Tharpe Street. Commissioner Proctor requested that the Board consider prioritizing progress on the Tharpe Street project. Commissioner Proctor also requested that OEV work with the Tallahassee Chamber of Commerce to bring growth projects to Tallahassee.

Commissioner Matlow supported the requests made by Commissioners O'Keefe and Proctor and requested a status update on the Tharpe Street project. Director Calder explained that Blueprint would be advertising for design services for the Tharpe Street project and anticipates moving into design by fall of this year. Director Calder also explained that the Agency is seeking Federal grants to supplement the funding for the Tharpe Street project. Project Manager Martha Hodgson further explained that design takes approximately 18 to 24 months to complete and that the project includes stormwater improvements, utility relocation, right of way acquisition, and sidewalk construction. Mrs. Hodgson concluded by highlighting the priority segments of the project.

Commissioner Matlow inquired about the process to prioritize the completion of the Tharpe Street project. Director White explained that the Agency is aggressively seeking federal funding and other funding opportunities to complete the project quickly. Commissioner Matlow then inquired about the Orange Avenue project, Blueprint's role in the completion of the project, and the plan to complete the project by 2040. Director White explained that the funding for the Orange Avenue project is primarily the responsibility of the State of Florida, and that Blueprint is dependent on funding from the Florida Department Transportation to progress on that project.

Commissioner Minor spoke about Blueprint's leveraging efforts to increase the available funding for the multiple Blueprint projects. He discussed Blueprint's federal grant application for the North Monroe Gateway project. Commissioner Minor further discussed the project priorities and the expanding budgets for larger projects to ensure more Blueprint projects are implemented and completed.

Commissioner Caban asked about the project schedule for the Tharpe Street project and the available funding to complete the entire project. Director White explained that the project was not fully funded in the 5-year Capital Improvement Project (CIP) fund and Director Calder explained that the project is scheduled to move into design with the anticipation for construction to begin in 2028 or 2029. Commissioner Caban discussed the rising cost of larger roadway projects and the lack of funding for the other Blueprint projects such as Tharpe Street. Commissioner Caban stated that he could not support the proposed budget if it does not fully fund the Tharpe Street project.

Director White explained that the role of staff was to bring a balanced budget to the Board each year and to implement the projects as directed by the Board. Director White further explained that from the inception of the 2020 sales tax program it was explained that the project load outweighed the projected sales tax revenue. Director White continued to explain that staff has been working to secure funding and leverage the available funds to close the funding gap through grant applications, leveraging opportunities, and joint collaboration efforts.

Commissioner Proctor discussed the need for the Tharpe Street project to include roadway improvement to alleviate traffic congestion. Commissioner Proctor asked about the total cost of the Tharpe Street project versus the available funding currently allocated to the project. Commissioner Proctor suggested discussion of reprioritization of the Blueprint projects following the election results in November.

Commissioner Maddox discussed the prioritization of the Blueprint 2020 projects and explained to the Board that staff is implementing the projects in the order they were given by the IA Board. Commissioner Maddox then inquired about the substantial amendment process to reprioritize the Blueprint 2020 projects. Blueprint Attorney Susan Dawson explained that reprioritizing the Blueprint 2020 projects would require a substantial amendment as addressed in the Bylaws.

Commissioner Caban spoke about the previous amendment to the Tharpe Street project and stated that the project was moved up to 2028. Director Calder explained that the 2023 amendment to the Tharpe Street project addressed the reduction in scope with an anticipated timeline. Commissioner Proctor requested an explanation of the Tharpe Street project. Director White explained that the 2023 substantial amendment reduced the scope of the Tharpe Street project to allow it to be completed sooner. Director White further explained that while the amendment would allow for the project to be completed sooner, the amendment did not reprioritize the project over other projects.

Commissioner Cummings asked about the most recent bond issuance and the availability of funding to cover all the Blueprint projects. She explained that she had the understanding that the bond issuance would cover all the projects until the conclusion of the Blueprint 2020 program in 2039. Director White explained that each year the staff presents a balanced budget based on the projected revenue including any funding from the bond issuance but that the annual balanced budget does not fully fund all of the Blueprint projects. Director Calder explained the funding strategy for the Blueprint 2020 sales tax program, the dependence on collaboration with the State, funding for State roads like Orange Avenue, and the shortfall of local revenues for projects on State roads. Commissioner Cummings asked about the cost estimates for the projects currently in construction and whether there was enough funding available to cover the projects currently under construction. Director Calder explained that the projects would be implemented in the priority order as directed by the Board and that funding will be allocated to complete projects in their respective priority.

Commissioner Williams-Cox called for the question. The motion was seconded. The motion failed for lack of a 2/3's majority vote with Commissioners Matlow, Porter, Caban, Maddox, Proctor, and Welch voting in opposition.

Commissioner Williams-Cox spoke about the annual budget process and the priority to complete projects. Commissioner Caban clarified that in 2023 following the substantial amendment to the Tharpe Street project he received an email from staff stating that construction of the Tharpe street project was moved up from 2037 to 2030 and was fully funded as directed by the Board. Commissioner Welch spoke about reprioritizing projects that are still in their infancy rather than focusing on projects currently under design and construction. Commissioner Welch suggested rediscussing the Airport Gateway project.

Commissioner Richardson spoke about providing staff with direction on how to implement the Blueprint program and the need for a special meeting to discuss reprioritizing projects if the Board desired to do so.

The motion to approve the proposed budget passed 9-3 (weighted 53-17). Commissioners Caban, O'Keefe, and Porter voted in opposition of the motion.

III. ADJOURN

The meeting adjourned at 2:49 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting is scheduled for **June 11, 2026, at 3:00 p.m.***