

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: September 17, 2020
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of July 9, 2020

MEMBERS PRESENT

COUNTY	CITY
Commissioner Bryan Desloge, Chair	Commissioner Elaine Bryant, Vice-Chair
Commissioner Kristin Dozier	Mayor John Dailey
Commissioner Nick Maddox	Commissioner Curtis Richardson
Commissioner Mary Ann Lindley	Commissioner Jeremy Matlow
Commissioner Bill Proctor	Commissioner Dianne Williams-Cox
Commissioner Rick Minor	

MEMBERS ABSENT

COUNTY	CITY
Commissioner Jimbo Jackson	

I. AGENDA MODIFICATIONS

- Item 4 Appointment to the Office of Economic Vitality Economic Vitality Leadership Council
 - Updated Attachment 1
 - Updated Attachment 2
- Item 6 Ratification of the July 9, 2020, Blueprint Intergovernmental Agency Budget Workshop
 - Amended item
 - Updated I Attachment 2
- Item 10 Consideration of a Funding Request in the Amount of \$10 Million to Fund Repairs at the Florida A&M University's Bragg Memorial Stadium
 - Additional Attachment 6
 - Additional Information Emails

II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

Public comments were received by email to Comments@BlueprintIA.org through 5:00 p.m. on July 8, 2020. All comments received by that time were provided to the IA Board as part of the record.

III. INFORMATIONAL ITEMS/PRESENTATIONS

- CAC Chair Report
 - Elva Peppers provided a written report of the CAC's meeting on June 25, 2020, which was provided to the IA Board digitally.
- EVLC Chair Report
 - Steve Evans provided an overview of the EVLC's meeting on July 1, 2020, which included gratitude for IA Board guidance with the recent (CEDR) and (LEAN) Grant programs and assistance provided to 561 businesses and 240 non-profit organizations received over \$1.7 million which helped to support more than 7,000 employees. Updates on the Business Impact Survey, effects of COVID-19 on the local economy, and an overview of the emerging trends statewide and nationally. Regarding business development and recruitment, the Tallahassee-Leon County region continued to be of interest nationally and internationally because of the combined marketing efforts.

The EVLC discussed the preliminary proposed budget for fiscal year (FY) 2021, reviewed the Competitive Projects Fund and Future Opportunity Leveraging Fund policies and recommended adoption of all. Recommended that the IA Board direct staff to explore private sector interest in purchase or redevelopment of 1309 Alabama Street. The EVLC reviewed membership applications and recommended approval of the amendment to the bylaws. Lastly, the EVLC encouraged OEV staff to maintain focus on the key areas of business recruitment, entrepreneurial activity, skill development needs, business retention, and measurable results in MWSBE activity.

- Blueprint Project Updates
 - Autumn Calder provided an overview of the Blueprint projects, which included the following: the completion of the canopy extension at the Capital Cascades Amphitheater, public involvement activities and development of concept plans for the Debbie Lightsey Nature Park. Updates to ongoing projects included activities at Lake Jackson Greenways, Capital Cascades Trail Segment 4, Northeast Gateway, Market District Placemaking, and the History & Culture Trail.
 - A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Lindley stated that regarding the History & Culture Trail project she was collaborating with a local group to establish a memorial to local jazz musicians that could potentially become part of the History & Culture Trail project.

Commissioner Dozier expressed appreciation for the coordination with partner agencies and the resulting mutual benefits to Tallahassee-Leon County. Regarding Magnolia Drive, she confirmed the project remained on track. Autumn Calder stated that the inclusion of underground utilities presented delays, however Blueprint continued to make forward progress. The overall design was at 90% with construction on the Monroe to Meridian and the Phase 1 retrofit in the near future.

Regarding Welaunee Boulevard, Commissioner Desloge spoke to the right of way (ROW) concerns and alternative alignment proposed by the Buckhead Home Owners

Association (HOA). Ben Pingree stated that the proposed alternative requested that the roadway shift east after crossing Interstate 10 (I-10). That option would be considered in the Project Development and Engineering Study (PD&E). Autumn Calder spoke to the years of coordination with Buckhead HOA and noted that the PD&E studies for Blueprint projects included analysis of community feedback and concerns. The cursory review indicated issues with topography and effects on the floodplain. Staff would continue to work with the community to satisfy their goals and meet the major objectives of the project. She noted that further analysis and evaluation of the proposed alignment would require expanding the scope of the study to with the project consultant.

Commissioner Desloge moved, seconded by Commissioner Proctor, to integrate the Buckhead HOA proposed alignment into the Northeast Gateway PD&E Study.

Commissioner Proctor expressed his support for the motion and the preservation of the existing neighborhood over newer developments.

Commissioner Dozier stated that she understood that one purpose of the PD&E study was to analyze and evaluate alternative and questioned the current differences. Ben Pingree confirmed her understanding and stated that the alignment proposed by the Buckhead HOA was outside of the current project area.

Commissioner Dozier offered a substitute motion to bring back an agenda item at the September 17, 2020 IA meeting providing a staff level analysis of the Buckhead HOA proposed NE Gateway alignment (which included a planning level cost analysis), an explanation of how the Blueprint project team arrived at the current alignment location, and to develop a probable cost estimate for the full PD&E level review of the Buckhead alignment by the consultant team.

The motion passed 11-0.

AGENDA MODIFICATION – GENERAL BUSINESS ITEM

Commissioner Bryant noted that the Dr. Robinson, President, Florida Agricultural & Mechanical University (FAMU), had a conflict and needed to leave the meeting and therefore opted to take up Item 10 in order to include the FAMU delegation in the discussions.

10. Consideration of a Funding Request in the Amount of \$10 Million to Fund Repairs at the Florida A&M University's Bragg Memorial Stadium

Dr. Robinson stated that the future of Bragg Stadium was important to FAMU and Tallahassee-Leon County because of the educational opportunities it offered young adults through the athletic program and revenue opportunities to the City and County. Beyond football however, the culture, history, and the future of equality in the community. He commended the City for including the Black Lives Matter mural at the intersection of Gaines Street and Railroad Avenue. Support for renovations at Bragg Stadium would underscored that and indicate true investment in the

Southside. Tallahassee-Leon County as a community would benefit from the revenues generated thorough ancillary activities. Dr. Robinson compared that to the current COVID-19 test site established at FAMU.

Ben Pingree introduced the funding request for repairs at Bragg Memorial Stadium and provided a short presentation to the Board, which included the proposal history and an overview of the initial cost estimates. The funding request was submitted as an economic development opportunity. Strategy e.4 of the Strategic Plan allowed for the further enhancement of the product available for Tallahassee-Leon County's tourism marketing in conjunction with its creative assets. However, it did not provide specific direction or a funding recommendation. Revenue estimates at the March 12, 2020 IA Board meeting indicated that the OEV budget could potentially support the funding request as there was approximately \$14 million in unallocated funds. Due to the effects of the COVID-19 pandemic on sales tax revenues, that was currently approximately \$4 million. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Proctor expressed his support for the project noting the national exposure available to Tallahassee-Leon County through the athletic program and the cultural diversity. The inclusion of restrooms was also an important feature as Bragg Stadium, as well as the Fairgrounds, which were the two largest outdoor facilities in the community.

Commissioner Williams-Cox moved, seconded by Commissioner Desloge, to approve Options 1 and 2.

Option 1: Accept the Report on the Funding Request for Repairs at the Florida A&M University's Bragg Memorial Stadium and take no further action.

Option 2: Direct staff to further explore the updated FAMU proposal, and once financial analysis is completed, bring back a report of full funding analysis with bond options.

Commissioner Desloge supported the motion and expressed concern that it could set the precedent of local government providing support to a state university. He requested that OEV staff ensure that the policies and guidelines for the the economic development funds authorized expenditures for renovations to community infrastructure. He also questioned if the Coronavirus Aid, Relief, and Economic Security Act (CARES) funding could provide for more immediate improvements. Dr. Robinson stated that FAMU staff investigated using CARES funds however the restrictions prohibited it. He encouraged County staff to contact the legislative delegation for clarification.

Commissioner Matlow stated that he did not share Commissioner Desloge's concerns; however, the budget was of significance. He questioned if subsequent budget discussions would include a plan for proceeding with the \$10 million expenditure in FY20. Ben Pingree stated that should the motion pass, staff would prepare the budget with corrections to account for the revenue shortfalls and policy options to fund up to that amount. Commissioner Matlow noted that a majority of economic vitality funds were in one line item and stated that as the IA Board considered that budget in total,

money could be saved on debt service through delaying projects that were not immediately necessary.

Commissioner Dozier supported the goals of FAMU and expressed concern that conversation about how or when to fund the project could be perceived as a lack of support by the City and County. She acknowledged the value of the athletic program to students and the likely, great return on investment through tourism, bed and sales taxes, etc. She supported the project and encouraged everyone to look to include other funding sources if possible. She requested additional information on the project including a breakdown of the phased approach. It was profoundly concerning to her that because of previous commitments and COVID-19, that the funding was not available in the life of OEV that was unallocated. Due to that, she was unwilling to use the remainder of funds for the next twenty years for just a couple of different projects. She was willing to explore options through a phased approach.

Commissioner Dozier stated that the commitment made at the March 12, 2020 IA Board of Directors meeting, to fund the Convention Center was twice what was anticipated. She questioned Florida State University's (FSU) position on the project given the pandemic. She did not think it could move forward as originally expected and noted that she would be requesting a future agenda item, in collaboration with FSU, evaluating the project timeline.

Commissioner Richardson expressed concern with project spending through OEV. He supported vetting the FAMU project to determine IA Board and OEV involvement. HE did not feel that it should be 100 percent funded through OEV and encouraged partnerships with the University, Boosters, and Alumni. He requested that staff and FAMU include an analysis of the scope of revenue from the bed tax and tourism dollars, could be expected as an economic return the investment.

Commissioner Williams-Cox stated that the presentation noted that the project exceeded the \$10 million funding request and that partnerships were already established. The immediate need of the request was an opportunity to guarantee the continued economic effect of home games and homecoming week events.

Commissioner Maddox supported the motion on the floor and expressed his desire for it to include more certainty that the IA Board would fund the request even as staff researched the questions presented and determined how to secure the funding. Regardless of what happens or how it was accomplished, he wanted FAMU to know definitively that they could count of the partnership of the IA Board.

Mayor Dailey expressed his supported the motion and project.

Commissioner Proctor expressed his support for the motion and project, noting that if the IA Board could fund an economic development partnership with FSU, the funding could be found for a similar partnership with FAMU.

Commissioner Minor expressed his support for Option 2 and the motion the motion on the floor. He would continue to support the project through future agenda items. He was concerned about the broad allocation of the majority of the anticipated 20 revenues in the first year and would be watching that closely in the future. He echoed

sentiments from Commissioners Dozier and Richardson and encouraged staff and the IA Board to look for ways to have funding available for projects that would come up 10-15 years in the future. He was concerned that future Commissions and IA Boards would have glimpses of opportunities f Tallahassee-Leon County could chase, but for funding. He urged the IA Board to be mindful in the months and years to come, in figuring out how to get more funding for unforeseen projects.

Commissioner Williams-Cox called the question, seconded by Commissioner Richardson.

The motion passed: 8-3 (weighted: 50-15) with Commissioners Dozier, Lindley, and Minor dissenting.

Commissioner Bryant returned to the original motion on the floor for the vote.

The motion passed 11-0 (weighted: 65-0).

INFORMATIONAL ITEMS/PRESENTATIONS – CONTINUED

- Office of Economic Vitality Project Updates
 - Acknowledging the time and good work of the OEV team, Ben Pingree stated that the OEV Project Updates presentation would be provided to the IA Board for review.
 - A copy of the presentation is on file at Blueprint Intergovernmental Agency.
- KCCI Catalyst Class Project
 - **Patrick O'Bryant and Suzannah Grasel** provided an overview of the KCCI Catalyst Class project which included the following: an educational bike park at Sable Palm Elementary in order to increase multi-modal transportation awareness. As well as a destination bike park at the Market District Park to provide safety, education, promote cycling features, accessibility, and connectivity to local businesses.
 - A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Dozier stated that in prior conversations with Mr. O'Bryant, she understood that the focus of KCCI was fundraising for the Sable Palm aspect of the project and looking to Blueprint to assist with funding the Market District bike skills park. Parallel to that the IA Board advocated for a different and more consistent public engagement process and the Blueprint staff has done a tremendous job of implementing that. Her understanding, from briefings, was that the next step in the project was to gather public engagement. She requested that the bike skills park be elevated in that process

Commissioner Dozier moved, seconded by Commissioner Lindley, to continue with public outreach on the Market District project and showcase the KCCI bike skills park as an example of a park amenity to benefit the community.

Commissioner Desloge expressed his support for the project, clarified that it was not a racetrack, and echoed Commissioner Dozier's comments in highlighting the bike skills park and clarifying. It was a bright spot for the community.

Commissioner Matlow expressed his support for the project and echoed Commissioner Dozier's comments in elevating the bike skills park at Market District.

Commissioner Minor expressed his support for the project and stated that elevating the bike skills park, through the public engagement process, would dispel the misinformation of it being a racetrack.

The motion passed 11-0 (weighted 65-0).

IV. CONSENT

ACTION TAKEN: Commissioner Desloge moved, seconded by Commissioner Williams-Cox to approve the Consent Agenda.

The motion passed 11-0 (weighted (65-0)).

1. Approval of the May 26, 2020 Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

The Board approved Option 1: Approve the May 26, 2020, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

2. Acceptance of the Status Update on Blueprint Intergovernmental Agency Infrastructure Projects

The Board approved Option 1: Accept the July 2020 Status Update on Blueprint Infrastructure Projects.

3. Acceptance of a Status Report on the Northeast Gateway: Welaunee Boulevard Project

The Board approved Option 1: Accept the status update for the Blueprint 2020 NE Gateway project.

4. Appointment to the Office of Economic Vitality Economic Vitality Leadership Council

The Board approved Options 1 and 2:

Option 1: Approve the Re-appointments and new appointments and add a Small Business representative to the Office of Economic Vitality Economic Vitality Leadership Council.

Option 2: Approve the draft amended EVLC Bylaws reflecting the expanded EVLC membership.

5. Acceptance of the Draft Blueprint Citizens Advisory Committee (June 25, 2020) and Economic Vitality Leadership Committee (March 24, 2020 & July 1, 2020) Minutes

The Board approved Option 1: Accept the Draft June 25, 2020, Blueprint Citizens Advisory Committee and March 24, 2020 and July 1, 2020, Economic Vitality Leadership Committee Minutes.

6. Ratification of the July 9, 2020, Blueprint Intergovernmental Agency Budget Workshop

The Board approved Options 1 and 2:

Option 1: Ratify the acceptance of the Workshop Item on the Fiscal Year 2021 Proposed Operating Budget and Fiscal Year 2021-2025 Proposed Capital Improvement Program for the Blueprint Intergovernmental Agency.

Option 2: Ratify the approved FY 2020 budget amendment to ensure that the Agency's estimated sources of funds are balanced with the authorized uses of funds.

V. GENERAL BUSINESS

7. Status Report and Consideration of 1309 Alabama Street Property

Ben Pingree introduced the item and T.J. Lewis who provided a presentation to the Board on the property at 1309 Alabama Street, which included project and Neighborhood F1RST Initiative program history, economic benefits, proposed Comprehensive Plan amendments (map and text) to Neighborhood Boundary future land use (FLU), and draft proposed concepts. The preliminary analysis of the project indicated potential to support a small or neighborhood-scale market.

Susan Dawson stated that the property appraisal indicated 1309 Alabama Street was valued at \$170,000. The title search revealed issues with ownership, probate, and tax liens. The Environmental and Structural Assessments showed that lead and asbestos abatement along with structural stabilization if the project proceeded to renovation or reconstruction. The identified issues would need to be resolved prior to redevelopment. However, should the IA Board wish to proceed with engaging a private sector interest in the property under the new Neighborhood Boundary FLU and zoning designation (Option 3), OEV staff was prepare to assist with marketing and promotion of the parcel as a redevelopment opportunity. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Desloge stated that with more information he could support the project. He suggested delaying a decision until the probate and title issues were resolved, possibly updating the IA Board at the September 17, 2020 meeting.

Mayor Dailey moved, seconded by Commissioner Williams-Cox, to approve Options 2 and 3.

Option 2: Direct staff to move forward with negotiations to purchase the property at 1309 Alabama Street for the purpose of supporting the *Neighborhood First Initiative* and bring back an agenda item to the IA Board for final consideration regarding any Purchase Agreement contingent upon the seller providing clear title to the property.

Option 3: Direct staff to engage the private sector regarding the recent Comprehensive Plan changes throughout the Alabama Street corridor and DesignWorks concepts in coordination with the Griffin Heights neighborhood.

Commissioner Lindley stated that while she supported the idea, based on the preliminary reports she did not see the potential and found it hard to imagine a parcel with more problems. She questioned if there were other properties in the Griffin Heights area that might be better suited for market area or commerce. She also questioned if the map and text amendments to the Comprehensive Plan could proceed separately. Ben Pingree confirmed that the Comprehensive Plan could proceed

Commissioner Richardson agreed with Commissioner Lindley. The cause was worthy however the complications with title alone could be costly to the project. The building was in such disrepair it was not clear if they structural issues could be resolved. The IA Board would have to consider the diminishing returns on the investment. If or when a clear title was available, it might be worth bringing in a private sector investor to redevelop the property. Until the title issues were resolved however, he did not know what or how to pursue it further.

Commissioner Matlow stated that while there might be other properties in Griffin Heights area that could be redeveloped, the residents of that neighborhood put forward 1309 Alabama Street as the one that could best serve their needs through redevelopment. He acknowledged the issues and stated that, once resolved, the site held the economic potential of jumpstarting a commercial corridor. To Griffin Heights Neighborhood, redevelopment of 1309 Alabama Street could be more valuable than a Convention Center.

Commissioner Proctor questioned if it was possible to file suit to acquire the title. Susan Dawson stated that it would be the responsibility of the property owners. The resolution of the deceased spouse's estate through probate and settlement with the heirs as to ownership. He questioned the sudden sensitivities to cost overruns for 1309 Alabama Street when earlier discussions for the Fairgrounds, Buckhead Home Owners Association request, etc. were accommodated. Tolerance to cost overruns seemed to be the norm. He wondered if the problem was truly insurmountable and encouraged the IA Board to be a game changer, hope builder for the Griffin Heights Neighborhood.

Commissioner Dozier offered a substitute motion, seconded by Commissioner Desloge, to approve Option 3.

Option 3: Direct staff to engage the private sector regarding the recent Comprehensive Plan changes throughout the Alabama Street corridor and DesignWorks concepts in coordination with the Griffin Heights neighborhood.

Commissioner Dozier stated that she noticed that the IA Board struggled with how to posture the Agency to accomplish the community needs and incredible goals. To push back on 1309 Alabama Street was perceived as a lack of support for the real needs of Griffin Heights Neighborhood. Staff time invested in the Comprehensive Plan amendments, DesignWorks concepts, title issues, etc. all stabilized and positioned the property to attract a private sector investor to capitalize on the work done by Blueprint, the City and County.

Commissioner Minor requested a clear definition from the IA Board Attorney and Chair, of "On Point." Regarding the motion, he stated that he could support Option 2 but not yet. He felt that government should leverage the private sector, recognizing that OEV funding was limited. Unlike the FAMU or the Fairgrounds projects, which needed government funding to proceed, with the Comprehensive Plan amendments, 1309 Alabama Street held the potential for private sector interest and investment. In which case the \$170,000 could be used to support one or more of the other 120 neighborhoods in Tallahassee-Leon County that needed assistance. If the IA Board moved forward with Option 3, he stated that he would think hard on Option 2 because 1309 Alabama Street could not stay in the current condition, Griffin Heights Neighborhood deserved better. Exploring Option 3 first however, was the prudent choice with taxpayer's dollars.

Commissioner Williams-Cox stated that 1309 Alabama Street was in an Opportunity Zone. She questioned how much the Griffin Heights Community was worth or the lives of the people living there. She feared that if the building remained empty it could become the site of criminal activity. She could not support the substitute motion because Option 2 authorized staff to take the next step to betterment for an impoverished community. It was essential for Tallahassee-Leon County leadership to do support black communities beyond painting a mural on a street. Moving the project forward would provide a market or grocery store to a community that currently did not have one within walking distance.

Commissioner Dozier spoke to the devastating effects of gentrification however if government ownership of vacant property was the only preventative of

Commissioner Richardson reminded the IA Board of the Harvey's to Piggly Wiggly transition on Southside. Government did not buy the space nor operate a grocery store. However, they did invest in renovations to attract another business, a partially black-owned grocer, to serve the community. If the property owner could not resolve the title issues though, no one would be able to purchase the property. He believed that if the IA Board stated that the building was in such disrepair that it was not economically feasible for a market in that location and requested that the Griffin Heights residents consider another location with walking distance in the neighborhood, they would. He reiterated the title issue and encouraged

Regarding the use of On Point, Susan Dawson clarified that it meant “*relevant and appropriate to what is happening or being discussed,*” however, under Roberts Rules of Order, On Point was not used. Germane was the term used and was defined as “*in debate, a members remarks must be germane to the question before the assembly. That is, his or her statements must have bearing on whether the immediately pending motion should be adopted.*”

Commissioner Lindley agreed with Commissioner Richardson’s assessment that the neighborhood was probably committed to having a grocery store and commercial area improvements. She did not feel that Blueprint, OEV, or the IA Board was in the business or needing to respond to an offer of sale of a building that was problematic, structurally, environmentally, and legally. Community buy in was essential to determine who would operate the market. It was a great idea and one could say that many areas of Tallahassee-Leon County would benefit from local government rehabbing and renovating structures. She encouraged more engagement with the community by IA Board members, to know firsthand the desires of the residents.

Commissioner Maddox stated that with respect to the passions expressed, the original motion, Options 2 and 3, authorized staff to negotiate a potential purchase. It did not authorize purchase of the property. He was willing to move forward with more information coming back to the IA Board with data from the negotiations. He could not support the substitute motion. He would support the original one however because, regardless of the challenges, it was an opportunity to effect change and receive the return on vision for the Tallahassee-Leon County community.

Commissioner Richardson questioned, with no clear title, whom would OEV negotiate with for a potential sale. Susan Dawson stated that, pending IA Board direction, staff’s position would be to discover where the property stood legally before determining next steps. Staff would proceed systematically, beginning with a meeting with the property owner’s attorney to discuss probate issues. That information would be reported to the IA Board via email through the Intergovernmental Management Committee (IMC) or in a future agenda item.

Commissioner Matlow clarified that the debate was over the next step to take, not the actual purchase of the property. He suggested that supporting the resolution of title issues would increase the potential of attracting a private sector investor. If the IA Board opted not to acquire the property, it would be clear for an investor. He compared the proposed business of a grocery to the Convention Center. That project, when complete, would compete with hotels and would have space to rent. It would be a local business propped up and influenced by government.

Commissioner Lindley called the question, seconded by Williams-Cox.

The motion passed 9-2 (weighted 53-12) with Commissioners Dozier and Matlow dissenting.

The motion failed 4-7 (weighed 20-45) with Commissioners Maddox, Proctor, Bryant, Matlow, Richardson, Williams-Cox, and Mayor Dailey dissenting.

Commissioner Bryant returned to the original motion on the floor for the vote.

The motion passed 7-4 (weighted: 45-20) with Commissioners Desloge, Dozier, Lindley, and Proctor dissenting.

Noting the time, **Commissioner Dozier moved, seconded by Commissioner Minor to postpone Item 9, Acceptance of the Status Report on Local Stormwater Facilities, to the September 17, 2020, agenda. Passed 11-0 (weighted: 65-0).**

8. Approval of Two Proposed Policies to Govern the Allocation of Funding for the Competitive Project Fund and Future Opportunity Leveraging Fund

Ben Pingree introduced the item and Cristina Paredes who provided a summary presentation to the Board on the proposed Competitive Project Fund (CPF) and Future Opportunity Leveraging Fund (FOLF). The CPF enabled “but for” competitive project situations such as land and infrastructure improvement, development of workforce pipeline, research and development costs, and other incentives as approved by the Competitive Projects Cabinet (CPC) and IMC. FOLF leveraged and maximized job creation opportunities that could arise in existing or new projects. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Commissioner Richardson moved, seconded by Commissioner Dozier, to approve Option 1.

Option 1: Approve the Competitive Project Fund and Future Opportunity Leveraging Fund Policies.

Commissioner Matlow stated that in previous IA Board conversations the FOLF required direction from the IA Board to spend the allocated funds. Regarding the CPF, he questioned the threshold-spending limit available to the IMC. Cristina Paredes stated that under the current policy, the IMC could authorize spending up to \$500,000. Amounts greater than \$500,000 required IA Board approval. Commissioner Matlow stated that he was concern by that amount because the IA Board just spent more than an hour debating a \$170,000 project. There were not enough hands in the decision making process given that the City Manager and County Administrator made up two-thirds of the CPC and the whole of the IMC.

Commissioner Matlow encouraged the IA Board to reconsider the authorization limits. He supported the CPC in theory but did not support giving away \$500,000 without IA Board review and guidance, particularly in light of how tight the budget was due to the economic impacts of the pandemic. He further stated that a citizen brought the item to his attention with concerns that it could be a “slush fund.” The citizen expressed further concern based on the recent ethics violations within the City of Tallahassee. Commissioner Matlow noted that Blueprint Intergovernmental Agency did not have an Inspector General position that could reassure the citizen and the public of the Agency’s spending and actions.

Commissioner Matlow offered a substitute motion, seconded by Williams-Cox, for a future agenda item identifying and analyzing the establishment of an Inspector General or an independent oversight authority for Blueprint Intergovernmental Agency of using the City's Inspector General.

Commissioner Desloge stated that the item was exactly what the IA Board put OEV into place to do. Previously, the City and County had to cobble together fund to take advantage of competitive projects. The policy for the CPC allowed OEV to fulfill their mission. Furthermore, checks and balances were built into all of the process of Blueprint Intergovernmental Agency. Commissioner Desloge did not see the purpose of the substitute motion.

Ben Pingree stated that the substitute motion sought ethical oversight for the Agency. The entirety of the Agency was predicated on the layers of accountability with IA Board approval of every policy. The Agency was audited annually by independent auditors. The Citizens Advisory Committee served as an oversight body to the Agency with their own bylaws and public meetings. The Economic Vitality Leadership Council served the same purpose from a business perspective.

Ben Pingree stated that the policies were not essential for the Agency. Their creation and the item before the IA Board currently was based on discussion about oversight and ensuring that the proper parameters were in place regardless of future budget fluctuations. He highlighted that the CPC bylaws, adopted by the IA Board in February 2018, had those same authorization limits, and further stated that if the proposed project met with CPC approval, it would advance to the IMC, and would be reported to the IA Board at the next meeting. If the IA Board wanted to reconsider the spending authorization thresholds for any of the committees, staff would prepare the item for a future agenda. He reassured the IA Board that oversight existed and, should the motion pass, staff would implement any additional layers of accountability the IA Board deemed appropriate.

Commissioner Matlow stated that if the CPF policy advanced with a \$500,000 spending threshold, he felt that the public deserved independent oversight. He appreciated the committees and independent audits. However, at the City, actions were 100 percent appropriate. He was not accusing anyone of anything. He was responding to the request of the public for an Inspector General at Blueprint.

Commissioner Williams-Cox stated that she seconded the motion because she also was approached concern with the high dollar amount in spending through the Agency. It seemed that the IA Board authority on spending was cut out. She wanted further clarification on what was going on with major expenditures.

Commissioner Dozier stated that the IA Board could take more time to dig into issues and why the IA Board now has additional meetings and two workshops. The IA Board has delegated work through Blueprint, particularly since the inclusion of OEV. There was no criticism of staff or management in that. It was the structure that the IA Board created and most on it, supported. She stated that the CPC policy and program, frankly, was one of the only things on the agenda that aligned with OEV's strategic plan. The IA Board had the ability to provide guidance and take action on items, like

1309 Alabama Street, that did not support that plan because of the interlocal agreement. She stated that she was struggling with that distinction because many of the decisions made were not close to supporting the approved strategic plan.

Commissioner Dozier clarified that she was speaking for both the substitute and original motions and noted that the actions were distinct. Tallahassee-Leon County needed policies such as CPF and FOLF in place if the IA Board hoped to attract businesses to create jobs and diversify the workforce that would have a significant effect on Tallahassee-Leon County.

Commissioner Minor stated that the CPF would allow Tallahassee-Leon County to compete with other cities and counties in attracting businesses that could boost the local economy. He shared Commissioner Matlow's concerns with transparency and ensuring that the proper checks and balances were included. Ben Pingree stated that the two new policies would make the Tallahassee-Leon County more competitive moving forward. Both were built upon a series of actions by this and earlier IA Boards over the past 20 years. These could be addressed and modified at any time. However, a system was in place that was agile and quick, while also ensuring oversight at levels previously set by the IA Board.

Ben Pingree stated that if the IA Board chose not to take action on the item, policies were already in place that would allow speedy resolution of projects approved by the CPC and IMC, up to \$500,000 before coming to the IA Board for action. When that information becomes transparent to the public was dependent on the project. If it was competitive and protected under state law, there were components of a project, including Juggernaut that would remain outside of the public domain for up to 12 months in accordance with state law. Every project would be reported to the IA Board, even if the IMC approved it. Lastly, with frequent meetings, staff prepared the agenda items on the active projects for IA Board review sooner because it did not slow down the process. For example, 1309 Alabama Street required no imminent business decision but it was brought forward for IA Board guidance.

Commissioner Minor stated that he supported the concept of the CPC. With a Project Juggernaut for example, it was logical that where state law allowed, to see the details of the project after 12 months. The systems created by the IA Board need to afford transparency no matter who served on the CPC or IMC.

Mayor Dailey stated that he supported the original motion, the funds and policies supported the economic development vision of Tallahassee-Leon County. It was also healthy to review policy after a time. It seemed that the majority of the IA Board was comfortable with the structure in place and that some may want to revisit the threshold amount. If that were the will of the IA Board, he would participate. By approving the CPC and FOLF policies, it set the same threshold levels that were successful in the past.

The motion failed 2-8 (weighted: 14-44) with Commissioners Desloge, Dozier, Lindley, Maddox, Minor, Bryant, Richardson, and Mayor Dailey dissenting and Commissioner Proctor out of "Chambers"/Zoom window.

Commissioner Bryant returned to the original motion on the floor for the vote.

The motion passed 9-0 (weighted: 53-7) with Commissioner Matlow dissenting and Commissioner Proctor out of “Chambers”/Zoom window.

VI. **ADJOURN**

The meeting adjourned at 7:46 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting
is scheduled for
September 17, 2020, at 3:00 p.m.*