

## Blueprint 2000 TCC Meeting Minutes

Thursday, May 15, 2008  
Ellis Building – Koger Center

Attendees: (TCC Members in Bold) (TCC Member Substitutes In Bold Italics)

<b>Jim Davis</b>	<b>John Kraynak</b>	Ray Youmans
<b>Wayne Tedder</b>	Phil Maher	Ed Ringe
<b>Theresa Heiker</b>	Dave Bright	Andrew Orr
<b>Gabe Menendez</b>	Debra Schiro	Gary Phillips
<b>Tony Park</b>	Dave Snyder	Angela Richardson
<b>Michelle Bono</b>	Jim Shepherd	Ward Miller
<b><i>Chuck Blum</i></b>	Margie Quillman	Harry Reed

Jim Davis called the meeting to order at 1:08 pm.

### I. Agenda Modifications

Gary Phillips offered an update on Capital Cascade Trail Segment 2. He briefly stated that the Dog Park had been removed from the design. The addition of a Veteran's Memorial had been proposed by some people in town; to be located near the Korean War Memorial; it would be funded from private donations. Permitting however was the biggest issue. A list of what Blueprint believed to be the necessary variances to the land development codes. Staff was in the process of finalizing that list and drafting a letter to Bob Herman, City Growth Management, and the application. Growth Management would then prepare an agenda item for City Commission review and approval. Without that however, Capital Cascade Park would not be built.

Mr. Davis stated that Blueprint was "allegedly" constructing in an unaltered floodplain. Under land development codes there could be no construction within 25-years in an altered floodplain. With Capital Cascade Park it was within 30-years. Theresa Heiker noted that the Korean War Memorial was more recent than that. Mr. Davis stated that he was unsure how it would work.

Mr. Tedder questioned if Blueprint would be improvements to the floodplain or just for stormwater. All of the above, commented Mr. Davis. The restroom would be the only structure but it would be at the level of Bloxham Street not within the floodplain. Mr. Tedder questioned the variance for the historical site. It was because of the wall, stated Mr. Davis.

### II. Information Items

#### **Item #1: Capital Cascade Trail – Segment 3 & 4 Update**

This item was informational only.

**Item #2: Capital Circle NW Landscaping and Regional Stormwater Pond Landscaping/Park**

Tony Park questioned if the Gibby parcel had any value as or could be acquired for mitigation purposes. Jim Davis stated that Blueprint had exhausted the Right of Way budget on that project. If Mr. Park felt it was critical staff would but they would rather not spend any more money on ROW.

**Item #3: Regional Stormwater Pond 1 Snail Update**

This item was informational only.

**Item #4: Capital Circle NW/SW Right of Way Acquisition (Additional Parcels) and Resolution**

This item was informational only.

**III. Consent**

**Item #5: February 7, 2008 TCC Meeting Minutes**

There were no comments regarding the February minutes.

**IV. Presentations/Discussions**

**Item #6: Revised Master Plan and Proposed Capital Budget**

Phil Maher stated that historically Blueprint's cash flow projection of the Master Plan had been at a 4.5% growth rate. In 2007 however, Blueprint saw only a 0.5% growth rate which resulted in a \$1.2M shortfall. In recent meetings with the Finance Committee, the City of Tallahassee, Leon County and Blueprint 2000 agreed to use the same estimated sales tax revenue growth rate for the next five years: a 3% decrease for 2008, a 1% increase for 2009, 2% increase for 2010-2011, followed by increase 3% for 2012, and returning to 4.5% increase annually thereafter. That translated to \$109M in mandatory cuts in order to have a balanced budget. The current approved Master Plan was at \$622M in projects but would be reduced to \$513M.

Mr. Maher discussed each project in the Master Plan, explaining the rationale behind the cuts staff would be recommending to the Board on June 2, 2008. Projects that Blueprint had a financial or legal commitment to as well as key priorities outlined by the Board were still funded. Mr. Davis interjected that the current approved Master Plan (\$622M) was not the original Master Plan that was approved by the Board. The original Master Plan was approved at \$520M; therefore the \$90M that had been leveraged in recent years had been negated.

\$1M had been taken from the Headwaters of the Saint Marks NFWMD (used to match grants). Wayne Tedder questioned what might be available in the near future? Mr. Davis stated that there was the potential to acquire 202-acres, Wood Sink, that would cost

approximately \$1M if it was not purchased by the State of Florida. Blueprint would prefer not to; the goal had always been not necessarily to own the headwaters but to protect it.

John Kraynak questioned what the \$10M was that was taken out of CCNW in 2015-2016. Mr. Maher stated that it was originally for stormwater retrofit and greenways but was re-appropriated to construct to Orange Avenue. Leveraging successes allowed Blueprint to reconstitute most of that money. It would be removed from the equation for the short term. Mr. Davis stated that the requirement had been addressed; Blueprint would be acquiring mitigation sites as part of the CCNW/SW project. It was simply funded from a different source.

Tony Park questioned why ROW increased \$5M on the CCSE Woodville to Tram project. Mr. Maher stated that it was originally \$8.6M however; the latest estimates required a transfer of funds to that line item to cover those escalated costs. Mr. Tedder questioned what Blueprint anticipated from the Southside DRI and their mitigation. Mr. Maher stated he could not include speculative funds. Mr. Tedder suggested that Blueprint “keep an eye on” that as a possibility. Mr. Davis stated that was precisely where Blueprint needed people like Mr. Tedder or Harry Reed to “look out for” Blueprint’s interests. Until this latest change Blueprint had always tried to squeak \$3-4M out of their budget to assist other Departments. That had given them the buffer and flexibility to match TRIP funds for example. With the cuts Blueprint would not have that match if such an offer were to be made currently. If funding could become available, through Southside mitigation or DRI, it would provide that match and Blueprint could complete another segment of Capital Circle. If FDOT came up with TRIP, it would only be \$7M to four-lane to Crawfordville Highway.

Regarding Capital Cascade Trail Segment 3, Mr. Tedder asked if there would be any cost savings by working with the City with their FAMU Way extension. Mr. Maher stated that it was a decision that would have to be made by the Board. At that time it was so far out it, unless the City and Blueprint entered into an agreement, it would be difficult. Mr. Davis stated that were some potential advantages. In the bigger picture however, Blueprint was unsure if they would construct Segment 3 or Segment 4 first. If the decision was made to do Segment 3 before Segment 4 the numbers (in the Master Plan) could be moved without any impact. What was reflected in both the approved and proposed Master Plan was the decision by the Board months earlier to do Segment 4 before Segment 3.

Mr. Tedder stated that at the recent City Commission meeting the directive was given to City staff to complete FAMU Way completed ASAP. One of the options for Segment 3 hugged the FAMU Way area. He felt that point needed to be raised to the IA as they discussed priorities between Segment 3 and Segment 4. Mr. Davis stated that Blueprint was not prepared to do so at that time. If there were any cost saving that would need to be coordinated with the City; for example whole takes versus partial. Mr. Tedder noted that Gabe Menendez would go before the City Commission in September 2008 for a determination of which alternative they would proceed with for the FAMU Way

extension corridor. Mr. Davis stated that he hoped Mr. Menendez would coordinate with Blueprint as he moved through that process.

Michelle Bono stated that there had been discussion of taking the alternative concepts back to the community for public comment. She suggested that Blueprint partner in those meetings to discuss what opportunities existed. It could also build support for Blueprint or the partnership. Mr. Tedder stated that there could be some cost savings in that as well. Mr. Phillips stated that Blueprint might not have the budget but the design could be coordinated.

#### **V. Citizens to be Heard**

There were none.

#### **VI. Items from Members of the Committee**

There were none.

#### **VII. Adjournment**

There being no further business, the meeting adjourned at 1:58 pm.