

ITEM #4

Blueprint 2000 CAC Meeting Minutes

Thursday, August 24, 2006

Blueprint 2000 Office – Koger Center

1311 Executive Center Drive – Suite 109

4:30 – 6:30 pm

Citizens Advisory Committee called to order at 4:32 p.m.

Committee Members present:

Terence Hinson	Michael Sheridan
Jess Van Dyke	Kevin McGorty
Anita Davis	Gregg Patterson
Dianna Norwood	

Guests/Presenters/Staff:

Jim Davis	Randy Matheny
Dave Bright	Angela Richardson
Phil Maher	Shelonda Gay
Margie Pelkey	Joan Brown
Allean Brown	Paul Hiers
Doug Martin	Gary Phillips
Marek Romanowski	Jack Diestelhorst
Peter Martin	Mark Llewellyn
Steve Amnott	Nancy Miller
Brandie Miklus	Autumn Calder

Agenda Modifications

Due to travel constraints of presenter Peter Martin of Carr, Lynch and Sandell, Agenda Item #10, Capital Cascade Trail Preliminary Design, was moved for discussion after Agenda Item #7.

Dave Bright introduced new Blueprint staff, Margie Pelkey and Allean Brown; noted that Bill Little has replaced Jerry Oshesky; introduced new Citizen Advisory Committee (CAC) members Nancy Miller and Steve Amnott; and introduced Blueprint interns Brandie Miklus and Autumn Calder.

Information Items

Item #1: Chairman's Report (June 5, 2006 IA Meeting)

Michael Sheridan noted that he had made the comments included in the agenda package at the June 5 IA meeting on behalf of the CAC.

Item #2: Mahan Drive Status Update

Dave Bright presented Item #2 and stated that the Board has not taken any official action to make Mahan Drive a Blueprint project as of yet. Mr. Bright stated that it may be September/October before it is known from the Florida Department of Transportation (FDOT) whether the project has been allocated SIS funding. Blueprint is asking for \$20-25 million to make it a solvent project. When the status of the funding is known, the process to bring it into a Blueprint Tier 1 project is likely to be initiated. The process would consist of action by the CAC, TCC, IMC, public hearings, and the supermajority vote. The issue right now is waiting to see what amount of SIS funding the FDOT can provide to the project.

Jim Davis stated that the main issue is money. The new construction estimate is \$40 million; \$10 million in Blueprint dollars is reserved in the Master Plan which would be an approximate 25% match. Mr. Davis stated that he is uncertain of the outcome and has great concerns whether \$30 million from FDOT is attainable. Another concern is that if more money is taken out of the Blueprint program, given the escalating costs of the projects, the potential of serious impacts to other projects are likely. Mr. Davis stated that he will keep the CAC apprised of the progress and mentioned that Blueprint staff is meeting with the FDOT District Secretary on August 25, 2006. He feels confident that FDOT is committed to helping with the project. Michael Sheridan asked that Mr. Davis send the CAC a brief e-mail summary of the meeting with FDOT.

Item #3: Capital Circle SE (Tram to Woodville) Construction Engineering Inspection and Design-Build Status

Dave Bright presented Item #3 and stated that the consultant selection process is underway to acquire the construction engineering inspection consultant for the project. Two firms have submitted proposals: Greenman-Pederson, Inc. and Parsons Brinckerhoff Construction Services. The scoring and oral presentations will both take place within the next two weeks. It is expected that the design-build team selection and contract/fee negotiations will be completed during the second quarter of 2007, with the project expected to be underway by June 30, 2007.

Anita Davis inquired about a design proposed by St. Joe Paper Company on Tram Road/Woodville Highway. Dave Bright stated that St. Joe has submitted its next development application called "Southside" consisting of 2,800 housing units, approximately one million square feet of commercial space, office, hotel and hospital use. The location of the proposed project is north and south of Capital Circle, just east of Woodville Highway. Mr. Bright stated that St. Joe will provide right-of-way or fair share of their impacts to the various roads in the area. Doug Martin stated that Blueprint has been coordinating with St. Joe throughout the process of the design so that there is no overlapping of projects.

Consent Items

Item #4: CAC Minutes: April 28, 2006

Item #5: CAC Minutes: May 18, 2006

Kevin McGorty moved to approve both the April 28, 2006 and May 18, 2006, minutes; Anita Davis seconded the motion; the motion passed unanimously.

Item #6: 2007 Proposed CAC and TCC Meeting Dates

Anita Davis moved to approve the proposed CAC and TCC meeting dates for 2007; Terence Hinson seconded the motion; the motion passed unanimously.

Presentations/Discussion

Item #7: Leveraging Update

Phil Maher presented Item #7 and stated that Blueprint received \$7 million in TRIP funds to be put towards the construction of Capital Circle Southeast from Tram Road to Woodville Highway. Mr. Maher noted that although there is an \$8 million deficit for construction of this project, it is believed the majority of the \$8 million will be funded from additional SouthWood Phase 2 DRI mitigation dollars.

Continuing, Mr. Maher stated that Blueprint will submit a grant request to the Florida Highway Beautification Council for landscaping of Capital Circle from Tram Road to Connie Drive. The grant is in the amount of \$300,000 and if awarded, would account for approximately ¼ of the landscaping budget for the referenced project. Also, Blueprint will submit a grant request to the Northwest Florida Water Management District for its Florida Forever Grant Program in the amount of \$600,000-\$700,000. This grant, if awarded, will assist in the construction of the upper pond in Segment 2 of the Capital Cascade Park.

Item #10: Capital Cascade Trail Preliminary Design

Dave Bright briefly presented the project background and stated that a year ago the Board approved a concept for Segment 2 of the Cascade Park area which is from Lafayette Street/Apalachee Parkway to South Monroe. Blueprint now has a signed contract with Genesis Group and formed a team to develop the final design. In that team is a company out of Cambridge, Massachusetts - Carr, Lynch and Sandell. Mr. Bright stated that Peter Martin is with this firm and is assisting in the park program elements of the project; including how to refine the previous concept and actually size the facilities within the park.

Gary Phillips continued by noting to the committee the additional information attached to the agenda item consisting of the original concept (Concept E), concepts developed by Peter Martin (Concept A and Concept B), a summary of the differences between the two concepts, and notes from informational meetings with project stakeholders. Mr. Phillips stated that Mr. Martin has been receiving positive feedback regarding the concepts. Mr. Phillips introduced Mr. Martin who proceeded to give the CAC an abbreviated presentation of the Capital Cascade Trail preliminary design.

Mr. Martin explained the revisions and expansions to the approved preliminary concept, reflected in Concept A and Concept B of the agenda item. Listed below are the major points of Concepts A and B, as well as the CAC's abbreviated comments and recommendations of the two concepts. As recommended by staff, the CAC based the majority of its comments and recommendations on its analysis of Concept B, with minor references to Concept A.

- A. Relocated and Restored Lake Hall School House with New Annex - CAC is unresolved regarding the relocation; one member felt it would be better to locate this school house closer to its original site in Northeast Leon County.
- B. Shallow Water Area – CAC is supportive of this concept.
- C. Tallahassee Timeline Fence – CAC is supportive of this concept.
- D. Fish and Wildlife Plaza – CAC is supportive of this concept. It was noted that the State Agency needed to be approached about the Plaza.
- E. Realigned Suwannee Street and Relocated FDOT Parking - Distinct difference between Concept A and B is the relocation of the FDOT parking and the realignment of Suwannee Street - CAC is supportive of this concept and concurs w/staff recommendation that removing as much of the parking as possible the better off the park will be.
- F. Misting Fountain commemorating “Smokey Hollow” – CAC is supportive of this concept.
- G. Gaines Street Link Built to Accommodate Emergency Vehicles – CAC is supportive of this concept to remove Gaines Street between Meridian and Suwannee with the included provision of “T” (Realignment of Gaines Street) as referenced on Concept A.
- H. Korean War Monument (Existing) - CAC is supportive of this concept.
- I. Cascades - Move to Urban Edge - CAC is supportive of this concept. It was also noted that the interactive play fountain would be in this area.
- J. Meridian Plaza Map with County Information and Interpretation - CAC is supportive of the revised concept.
- K. Restored or new “Market” Building: Bike, skate rental, take-out food, park restrooms, maintenance area - CAC is supportive of this concept.
- L. Industrial Heritage Interpretation - CAC is supportive of this concept.
- M. Small Structured Amphitheater; Holds 100-150 People - CAC is supportive of the concept with the substitution of the new proposed Meridian Plaza housing the amphitheater and leaving “M” as greenspace.
- N. Natural Amphitheater; Holds 1200-1500 People - CAC is supportive of the concept with the substitution of the new proposed Meridian Plaza housing the amphitheater and leaving “N” as greenspace.
- O. Cascading Vegetation and Flood Control Interpretation - CAC is supportive of this concept.
- P. Iconic Sculpture at Water Outflow “Boca Chuba” (Big Mouth) – CAC agrees that the concept is good but would like more of a natural or local design which can be determined at a later date.
- Q. Apalachee Ball Field and Centennial Field Interpretative Path - CAC is supportive of this concept.
- R. Grand Stair up to Park and 10’-12’ Cascade Visible from South Monroe - CAC is supportive of this concept but with the decorative feature “to be determined”. The committee agreed that this concept should be one that is appealing from Monroe Street and does not consist of the protrusion of any sort of building.
- S. Enclosed Dog Park - CAC is supportive of this concept.

Kevin McGorty inquired to Jack Diestelhorst as to what the Cascade Council's role will be in the formation of recommendations/comments of the Cascade Park concepts. Mr. Diestelhorst stated that the Council's goal is to review a final single concept and offer from that point any additions or deletions. He stated from what he has seen thus far the review seems very promising.

Mr. McGorty expressed concern on a few items. One, concern with the placement of any more buildings in the park, this is primarily because of the small size of the park. Two, concern with item "G," (closure of Gaines Street) referring to a pathway for emergency vehicles, and the future possibility this could become a chance to reopen the road to Suwannee Street. Three, the relocation of historical structures is a concern. Mr. McGorty stated that he would like to see some caution and sensitivity in all these areas.

Mr. McGorty also expressed concerns that repeatedly throughout Capital Cascade Concepts A & B, the existing infrastructure and some of the proposed infrastructure have no funding associated with it. Mr. McGorty expressed that an expectation is being built of a top quality design and guidance should be given to the IA stressing movement in a parallel fashion to get some synergy with stakeholders and focus groups affiliated with museums and other institutions and giving thought as to how these amenities will be funded. In particular, the number of historical resources within the park that are not moving forward and are deteriorating.

Gregg Patterson expressed the concern of funding, or lack thereof from our elected officials.

Jim Davis stated that \$180M is committed in the master plan for the Capital Cascade Trail project. It was never Blueprint's intent to fund all of the proposed amenities. Baseline amenities Blueprint has committed to include infrastructure, grading, sidewalks, bathrooms, lighting, to name a few. Mr. Davis stated that the interactive fountain will be funded by the City of Tallahassee, with other amenities funded by the CRA.

Kevin McGorty reiterated that the taxpayers have put a lot of money into the planning of the project and understands there are certain limitations of what Blueprint can and can't do; but a little more leadership in relation to the planning of how to get the historical structures restored and how to fund the park amenities would be helpful. If that requires some shifting of funding from the standpoint of planning then movement forward in that direction should be considered. Mr. McGorty continued by stating that the market forces in terms of the development and the sale by the State of these auxiliary structures could present a serious challenge for implementing these wonderful designs. In essence, parallel to this planning, attention should be given to the formation of some sort of funding process to insure that these designs are going to be implemented.

Committee members unanimously agreed with Mr. McGorty's concerns. Michael Sheridan directed Mr. McGorty to draft language/comments to include in the Chairman's report for the September IA meeting. Note: Mr. McGorty's comments, as approved by Chairman Sheridan, are noted for the record at the end of this item in italics.

Gregg Peterson motioned to recommend Concept B with minor noted changes as reflected in the record; Anita Davis seconded the motion; the motion passed unanimously.

Mr. McGorty's Comments

In addition to the motion made by the CAC concerning the conceptual design for Cascade Park, the Committee recommended to the IA that a working group be formed and assisted by Blueprint staff to develop fundraising proposals to identify how proposed park amenities not currently slated for funding by Blueprint can be constructed and how historic structures intrinsic to the character of the park can be

restored. The CAC expressed that public expectations are very high and that the Capital Cascade Park and Trail will be an outstanding community asset to Tallahassee and Leon County.

Item #8: Booth II Property Update

Randy Matheny presented Item #8 and stated that currently Blueprint is \$800,000 dollars apart in negotiations with Mr. Booth in regards to his asking price. There are also issues regarding allowable dwelling units which could be located on the property. Mr. Matheny stated that Blueprint was working with Leon County Growth Management in regards to the allowable number of dwelling units issue. Jim Davis stated that this item is primarily to inform the committee members of the quandary in which Blueprint is working. Mr. Davis stated that it is not a matter not wanting to acquire this great piece of property, but we have fiduciary responsibility and cannot justify spending the asking price which is considerably above the appraisal. Mr. Davis further stated that Blueprint will put forth its best efforts to negotiate as diligently as possible to get the price down to a reasonable price. The CAC unanimously conveyed to Blueprint staff to "hold its ground" and continue in the conscientious manner currently demonstrated.

Item #9: Appointments to the Citizens Advisory Committee

The CAC's action on this item is to approve the following nominations: Jess Van Dyke, Economic and Environmental Consensus Committee (re-nomination), Nancy Miller, Big Bend Environmental Forum (new appointment), Steve Amnott, Better Transportation Coalition and Ability 1st (new appointment), Jerry Conger, Area Agency on Aging for North Florida (re-nomination), and Gregg Patterson, Council of Neighborhood Associations (re-nomination). Dave Bright noted that although it is not reflected in the agenda item, Kathy Archibald has been re-nominated by the Economic Development Council. Michael Sheridan informed the committee of the resignation of Charles Pattison and acknowledged the presence of the two new CAC appointees, Steve Amnott and Nancy Miller. Staff noted that Mr. Pattison's position came up vacant recently and would be addressed at the next CAC meeting if a nomination has been received.

On another note, Mr. Sheridan instructed staff and committee members that from this meeting forward, attendance will be taken at the end of the meeting to insure a quorum for the entire meeting.

Kevin McGorty motioned to approve the nominations as proposed; Dianna Norwood seconded the motion; the motion passed unanimously.

Citizens To Be Heard

There were no public speakers present.

Adjourn

Gregg Patterson moved to adjourn the meeting; Terence Hinson seconded the motion. The meeting adjourned at 6:23 p.m.