

# Blueprint 2000 CAC Meeting Minutes

Thursday, October 16, 2008

Blueprint 2000 Office – Koger Center  
1311 Executive Center Drive – Suite 109

Jerry Conger called the Citizens Advisory Committee meeting to order at 4:30 p.m.

## Committee Members present:

Jerry Conger	Scott Balog
Jess Van Dyke	Hugh Brown
Lamar Taylor	Nancy Miller
Gregg Patterson	Kathy Archibald (telephonically)
Kevin McGorty	

## Guests/Presenters/Staff:

Dave Bright	Latesa Turner
Jim Davis	Gary Phillips
Phil Maher	Margie Quillman
Dave Snyder	Gil Ziffer
Jim Shepherd	Paco de la Fuente
Ray Youmans	Mark Llewellyn
Mark Thomasson	

## Agenda Modifications

There were none.

## Information Items

### **Item #1: Leveraging Update**

This item was informational only.

### **Item #2: Regional Stormwater Pond 1 Snail Update**

Mr. Davis stated that at the September 2008 IA meeting the Board authorized Blueprint to spend up to \$7,000 to continue to maintain the pond for an additional year. The pond was now owned by Leon County and they would control the snail population. Blueprint would be providing Leon County the allocated \$7,000 toward that effort. Furthermore, in the future less delectable plant species would be used in landscaping as a deterrent for the snails.

## Consent Items

### **Item #3: CAC Minutes: August 21, 2008**

**Kevin McGorty moved approval of the August 21, 2008 minutes. It was seconded by Kathy Archibald; it passed unanimously.**

Regarding the CAC's desire for an update on the use of the city and county's 10% of the sales tax revenue, the CAC clarified that they would prefer the City and County prepare a report on how the funds were utilized (to be attached to the Blueprint Performance Audit) rather than including the City/County expenditures as part of the Audit.

#### Presentations/Discussion

##### **Item #4: Election of CAC Chairman and Vice Chairman**

Jerry Conger stated that he did not wish to serve a second term as Chairman and called for nominations for the Chair and Vice-Chair positions. Kathy Archibald nominated Tom O'Steen for Chairman. Jim Davis stated that Mr. O'Steen confirmed prior to the meeting that if nominated and elected as Chairman, he would serve. **Nancy Miller moved approval of Mr. O'Steen as Chairman; Jess Van Dyke seconded the motion. It passed unanimously.**

Nancy Miller nominated Lamar Taylor as Vice-Chairman. Mr. Taylor consented. **Greg Patterson moved approval of Mr. Taylor as Vice-Chairman. The motion was seconded by an undistinguishable voice and passed unanimously.** Newly elected officers would assume their duties at the February 5, 2009 meeting.

##### **Item #5: Capital Cascade Trail Update: Design/Fundraising**

Mark Llewellyn stated that a portion of the 90% construction plans had previously been submitted to Blueprint in draft format. There was additional work to be completed on the retaining walls. Also the plans for amenities were well on their way but were lagging behind the engineering design plans. Sixty-percent landscape plans had been submitted and reviewed; they were being finalized at the time of the meeting. Additionally, Mr. Llewellyn shared a Power Point presentation with the Committee which is included in the file.

Kathy Archibald questioned what the cost for the Smokey Hollow misting fountain would be. Gary Phillips stated it was estimated at \$200,000.

Scott Balog questioned if the areas were designed to include park like amenities. He stated that from earlier discussions he understood that the park was designed to flood but also so that it could drain as quickly as possible. If water were retained in a "rain garden" type environment for treatment purposes in the upper park would that change the overall design? Mr. Llewellyn stated that it would enhance the look and feel because it was a more natural setting. The "rain garden" facilities would be designed to accommodate the smaller rain events. The larger rain events were the ones that would potentially flood the park depending upon the speed of the rainfall and run-off. Nancy Miller stated that following Tropical Storm Fay, an organization she is involved with requested feedback from owners of rain gardens regarding how they were affected by the storm. There was a 30% response rate with all responses positive in terms of functionality.

Nancy Miller questioned the interaction between the railroad track and the park. Mr. Llewellyn stated that the majority of it would be fenced or separated by Cascade Lane. The trail in the lower park would be directly adjacent to it but offset by approximately 100-feet with a fence between the two.

Ms. Miller further questioned how the proposed improvements to Lafayette Street by the County would affect Blueprint if either Agency could no longer afford them. Mr. Llewellyn stated that it would not have any affect on the park. Jim Davis stated that there were several things, if done collectively that had the potential to represent savings. For example, there was funding available to construct the Lafayette Street pedestrian tunnel (although if pursued, it would federalize the entire park project) and a strong possibility that once the Park construction contract had been awarded that the cost for improvements to the underpass could come in much lower simply because Blueprint would have hired a contractor and their mobilization costs, etc would be under that contract. He further stated that Blueprint was receptive to all options that made sense and were at no additional cost to Blueprint. Ms. Miller stated that the improvements to Lafayette were on the City/County's list of original projects to be funded by the 10% from the sales tax ... if that mattered any longer.

Gary Phillips spoke briefly about the fundraising efforts and introduced Gil Ziffer for a more in depth update. Mr. Ziffer stated that the fundraising efforts had been focused on large donors throughout the community. The names of the donors were to be held in confidence until official announcements were made. Regarding donor recognition plaques, Mr. Ziffer stated that the design would be forthcoming but would be tasteful yet unobtrusive. Some examples that were being discussed were: "Sponsor Name" Meridian Plaza Stage or Cascade Waterfall brought to you by "Sponsor Name."

Furthermore discussions were underway with a local firm regarding the design or construction for the Signature Bridges within the park. Also, another local company had expressed a "tremendous amount of interest" in sponsoring the Meridian Plaza. He hoped to have that commitment within the next 60-days.

Mr. Ziffer stated that the Cascade Park website was active and they hoped to begin listing individual amenities and the associated costs for people with lesser giving opportunities to make commitments for those. A third round of giving would come at a later date for even smaller priced items, such as bricks, that individual donors could contribute to. At that time however, the man-hours were being spent to chase the bigger dollars.

Regarding charitable contributions from individual donors, Mr. Ziffer stated that he was a member of the Board for Capital City Ventures a local non-profit organization. They had been working with the City on the Water Works Restoration. Mr. Ziffer anticipated that they would come forward to help with finding funding and tenets for the Electric Building and other historical facilities in that area. It worked well because it would support and benefit blighted areas or areas in need of economic development such as the south side of Tallahassee. He felt that they would most likely use Capital City Ventures as the 'flow through.' Individuals could make tax deductible contributions to them. Capital City Ventures would then make a contribution to Blueprint 2000 for use in the Park.

Regarding the Smokey Hollow Plaza, Mr. Ziffer stated that a local law firm was being courted as the major sponsor of that amenity. It was one of the higher amenities on the list to secure funding for, stated Mr. Ziffer; as was the Lake Hall Schoolhouse.

Jim Davis stated that unfortunately the Community Redevelopment Agency was not realizing the revenues they anticipated. Therefore the funding that Blueprint was hoping to attain from them was not looking as promising as once hoped. The \$26M for the base line facility was still in the Master Plan however. He also complimented Mr. Ziffer, Lorraine Ausley, and Janet Hinkle for their outstanding efforts in fundraising.

Mr. Davis stated that he was a bit concerned with cash flow. Normally Blueprint had been flush with cash via their successful bond sales. They were at a point however, where they could be faced with adopting a new strategy. He did not feel that it would impact Capital Cascade Trail however; he was reticent to begin a project until all of the cash was in hand.

Additionally, Mr. Davis stated that Blueprint was moving forward with the acquisition of the Myers Industrial Park off of FAMU Way. It was expensive but it was a high-payoff water quality/stormwater interim solution. The property was 5.5-acres that are destined to become a stormwater pond. The intent was to continue to operate the Industrial Park as such for a period of years until it was needed and to benefit from the revenue that would be generated from renting those spaces. Rent management would be contracted out and Blueprint would use the profits to defray some of the acquisition costs.

Regarding the shade structure of the Veteran's War Memorial, Mr. Davis stated that the renderings did not show clearly that the structure roof included small stars and that other panels would include the names of fallen service personnel from Leon County. The sunlight would filter through the stars onto the visitors below. Also, Mr. Davis noted that there would be fund raising kickoff on Monday, November 10, 2008 at the Moon. It was a separate effort from that of the Cascade Park Marketing Team. The War Memorial group was looking to raise \$1.8M which would include an endowment for the maintenance of the facility.

#### Citizens To Be Heard

There were none.

#### Items From Members Of The Committee

There were none.

#### Adjourn

**Nancy Miller moved to adjourn; it was seconded by several committee members. The meeting adjourned at 5:45 pm.**