

ITEM #3

Blueprint 2000 CAC Meeting Minutes

Thursday, October 26, 2006

Blueprint 2000 Office – Koger Center

1311 Executive Center Drive – Suite 109

4:30 – 6:30 pm

Citizens Advisory Committee called to order at 4:31 p.m.

Committee Members present:

Terence Hinson	Michael Sheridan
Jess Van Dyke	Kevin McGorty
Anita Davis	Gregg Patterson
Dianna Norwood	Kathy Archibald
Jerry Conger	Steve Amnott
Nancy Miller	

Guests/Presenters/Staff:

Jim Davis	Randy Matheny
Dave Bright	Angela Richardson
Phil Maher	Shelonda Gay
Margie Pelkey	Joan Brown
Marcus Kelly	Paul Hiers
Doug Martin	Bill Little
Marek Romanowski	Jack Diestelhorst

Agenda Modifications

Jim Davis introduced new Blueprint staff, Marcus Kelly, Construction Manager. Dave Bright introduced new CAC members, Nancy Miller and Steve Amnott, whose confirmation was made by the IA in September.

Information Items

Item #1: Chairman's Report (September 18, 2006 IA Meeting)

Michael Sheridan noted that Dianna Norwood represented the Citizens Advisory Committee (CAC) at the September 18th Intergovernmental Agency (IA) meeting. Ms. Norwood noted that CAC's recommendations are being discussed and integrated into motions posed by the Board. Jerry Conger, who also attended the September 18th IA meeting, concurred and stated that he was impressed by the fact that the Board did incorporate comments from the CAC and felt the Board is paying attention to the recommendations the CAC brings forth. Jim Davis added that the Capital Cascade Trail design was well received and unanimously approved by the Board. Mr. Davis further stated that Blueprint has been talking to many citizens about this project as far as

public participation in the financing of the amenities of the park. Two public entities, NFWMD and City of Tallahassee, have made funding commitments; CHP has also expressed an interest.

Item #2: 2007 Meeting Schedules (CAC, TCC, and IA)

No discussion – presented as informational item only. The committee previously approved the CAC meeting dates for 2007 at its August 24, 2006 meeting. The IA approved the IA meeting dates at its September 18, 2006 meeting.

Item #3: Booth Property Update

Dave Bright presented Item #3 and stated that this was a Florida Communities Trust grant awarded to Blueprint 2000 in late 2005 to acquire the Booth II property in the headwaters of the St. Marks River. Price negotiations with Mr. Booth have been at a standstill while additional appraisals have been done. The third, and last, appraisal should be completed by the end of October, at which time it will be forwarded to FCT to establish a Maximum Approved Purchase Price (MAPP). Right-of-Way Manager, Randy Matheny, has been in touch with Mr. Booth on numerous occasions and is making progress in finalizing negotiations. Mr. Bright stated that a closing date will be set when Mr. Booth agrees to the sale.

Consent Items

Item #4: CAC Minutes: August 24, 2006

Anita Davis moved to approve the August 24, 2006 minutes; Gregg Patterson seconded the motion; motion passed unanimously.

Presentations/Discussion

Item #5: Leveraging Update

Phil Maher presented Item #5 and stated that in September, Blueprint 2000 applied for its third State Infrastructure Bank loan with the Florida Department of Transportation (FDOT). Mr. Maher stated that although this loan consists of a very competitive process, he felt optimistic given Blueprint's positive reputation with FDOT and the interest FDOT has shown in some of the Blueprint projects.

In reference to Blueprint's submittal of the Highway Beautification Council Grant and the Florida Forever Grant Program, Mr. Maher felt that out of the two, the Highway Beautification Council Grant would be the "iffy" one as far as being approved.

Mr. Maher also informed the committee that in September Blueprint was awarded \$1,512,000 from Florida Communities Trust to purchase the Myers Commercial Park in Segment 3 of the Capital Cascade Trail. Dave Bright noted the Grant Contract would need to be approved by the City commission, and then the activities toward acquisition would begin. Kathy Archibald mentioned that the Florida Forever Program, which includes FCT, is seeking a continuation of the Program with a huge boost in dollars. Dave Bright continued that a sample resolution was provided at a meeting he had attended in Ponte Vedra Beach encouraging extension and expansion of the Florida Forever Program. He stated that the resolution would be presented to

the CAC and the IA at a future meeting.

Item #6: CAC Membership Appointment

Michael Sheridan indicated Tom O'Steen had been nominated as the Economic and Environmental Consensus Committee's (EECC) Planner position to the CAC. Dave Bright informed the committee that Mr. O'Steen's nomination will not go to the IA for confirmation until February, 2007.

Kathy Archibald moved to approve the nomination of Tom O'Steen; Terence Hinson seconded the motion; motion passed unanimously.

Jim Davis solicited the assistance of the committee in bringing to fruition a recommendation brought forth in the Performance Audit for 2003. The recommendation consisted of including a member of the "Education Community" on the CAC. Mr. Davis stated that this recommendation was actually discussed and approved by the IA in 2003 and subsequently incorporated into the CAC Bylaws. He has been discussing this recommendation with Bill Law, President of Tallahassee Community College, and Dr. Law is receptive to the idea. Dr. Law has volunteered to be the point of contact between the two universities and community college in this endeavor. Kathy Archibald volunteered to be the CAC liaison with the education community and would work with Dr. Law in getting the process started.

Citizens To Be Heard

There were no public speakers present.

Items From Members Of The Committee

Committee members provided five topics they wished to discuss:

- 1) *Capital Circle Southwest*
- 2) *Capital Cascade Trail*
- 3) *Grant Monies*
- 4) *Blueprint 2000 "Big Picture" (Holistic View)*
- 5) *Guidelines for Right-of-Way and Sensitive Lands*

Mr. Davis began with a brief overview of the right-of-way process and stated that the initial process is to determine the required right-of-way. Appraisals are then conducted and reviewed and an incentive offer is made. Mr. Davis stated that there are setbacks throughout the process at times, but Blueprint's Real Estate policy is very efficient thus keeping the setbacks minimal. Mr. Davis also stated that in the acquisition process, it is the intent to put more money in the hands of the property owner and not necessarily in the hands of the eminent domain attorney.

In relation to sensitive lands, Mr. Davis stated that Blueprint organized the Sensitive Lands Working Group which helped prioritize environmentally sensitive lands in the headwaters of the St. Marks River for conservation easement or purchase. Blueprint signed a Joint Project Agreement with the Northwest Florida Water Management District (NFWFMD) to take the lead

on securing conservation easements on the properties, with Blueprint more or less in a supportive role. NFWFMD and Blueprint each pledged \$500,000 per year for five years toward the effort. The first priority was to acquire parcels through conservation easements, focusing primarily on those properties with active karst features. Mr. Davis also stated that the process has been in somewhat of a "stalled" mode but it is the intention of NFWFMD and Blueprint to rejuvenate the process after the beginning of the year. Other efforts included convening a consortium of Agencies for the Headwaters of St. Marks; this has not been as productive as hoped. Blueprint acquired the Copeland Sink and will hopefully secure the Booth II property with assistance of the Florida Communities Trust funds.

In reference to Capital Circle Southwest, Mr. Davis informed the committee that the Orange Avenue to Crawfordville Highway segment is totally unfunded except for the PD&E Study; there is no money in the Master Plan to purchase right-of-way or sensitive land in this corridor. Mr. Davis stated that the PD&E Study is being conducted in hopes of being able to preserve the needed right-of-way when it is identified. The City and County recently approved ordinances which will allow for the reservation of right-of-way. Mr. Davis explained that if it can be determined where the right-of-way goes through in a particular segment, the property owner could elect to build certain amenities on the property and when Blueprint attempts to acquire the property in the future, Blueprint will not be obligated to pay for those improvements.

The discussion moved onto Capital Cascade Trail with Kevin McGorty inquiring about the status of a working group to look at the fund raising aspect of paying for the amenities in the park. Michael Sheridan solicited comments from Jack Diestelhorst of the Cascade Council. Mr. Diestelhorst relayed that the Council has always been concerned with this funding issue and is willing to work with an established working group in addressing this subject. Mr. Sheridan initiated the formation of a "working group" to spearhead amenities funding for Cascade Park with Mr. McGorty heading the committee along with Mr. Diestelhorst's assistance. Mr. Sheridan suggested contacting Peggy Brady of the Council on Culture and Arts (COCA) to solicit a COCA representative for the committee as well.

Jim Davis stated that he had some concerns with piecemealing this fund raising endeavor. He stated that he has met with the Tallahassee Chamber to solicit their support in getting a professional organization on board to develop strategies on how to approach this task. Mr. Davis stated that before he could support a "working group", he felt that professional fundraisers should be obtained; people who are in the marketing business. Mr. Davis stated that a strategic marketing plan followed by a more tactical plan that breaks out specific responsibilities is needed. Marketing professionals would be able to assist in this objective. Further, if a strategic plan is in place, then perhaps out of the tactical plan would evolve the "working group". Michael Sheridan concurred with Mr. Davis and suggested that instead of the initially created "working group", maybe something more along the lines of a forum to get the discussions moving towards what Mr. Davis is recommending. Mr. Davis proposed the he, Kevin McGorty, and Jack Diestelhorst meet and put together some sort of framework to begin with. Mr. McGorty and Mr. Diestelhorst agreed.

Michael Sheridan stated that the free-flowing discussion the committee just undertook on guidelines, principles, and general overview of the issues noted was very productive and he made the suggestion of having this type of discussion at the end of each CAC meeting. Terence

Hinson concurred that the discussion was productive; however, he felt this type of discussion could not be guaranteed for every meeting because some CAC agendas may pose to be lengthier than others and given the subject matter, much more involved. Kathy Archibald stated that the CAC's meeting schedule allows for two "free" meetings which do not revolve around the IA's meeting schedule - the March meeting and the October meeting. Her suggestion is to use these two meetings as overview discussion meetings only. Jim Davis noted to the committee that there is currently a standing heading on the CAC agenda, *Items from Members of the Committee*, for these sorts of discussions. Mr. Davis encouraged committee members to thoroughly review the agenda before the actual meeting date so as to lessen the time needed to get through each agenda item. This would perhaps allow more time for "free" discussion at the end of the each meeting. Mr. Sheridan concurred and urged committee members to make more of an effort in this regard. Jess Van Dyke urged committee members to also review the original Blueprint document periodically as it would help the CAC stay the course in relation to the big picture.

Adjourn

Kathy Archibald moved to adjourn the meeting; Jess Van Dyke seconded the motion. The meeting adjourned at 6:30 p.m.