Chairman: Mark Mustian

Agenda

I. AGENDA MODIFICATIONS

II. INFORMATION ITEMS

None

III. CONSENT

None

IV. PRESENTATIONS/DISCUSSION

1. Blueprint 2000 Real Estate Policy Jim Davis/Ray Youmans
2. Land Banking Acquisition on Mill Street for Capital Cascade Trail Jim Davis/Ray Youmans
3. Capital Cascade Trail: Alternative Concept Review Dave Bright/Mark Llewellyn

V. CITIZENS TO BE HEARD

*Citizens desiring to speak must fill out a Speaker Request Form; the Chair reserves the right to limit the number of speakers or time allotted to each.

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

VII. ADJOURN
STATEMENT OF ISSUE:

This item requests approval of the Real Estate Policy for Blueprint 2000.

SUPPLEMENTAL INFORMATION:

The current laws, regulations and market conditions require timely decision-making involving the acquisition of property for the Blueprint 2000 Program. The Blueprint 2000 Real Estate Policy addresses these needs and the delegation of authority and procedures relative to the acquisition and/or disposition of all property within the Blueprint Program. These policies pertain to all voluntary purchases as well as the acquisition of property under the threat of condemnation. Due to the escalating costs of real estate and in particular, the rising costs of right of way, it is important to encourage and expedite substantive negotiations in an attempt to avoid litigation whenever possible. With over 500 parcels being affected in the Blueprint program, the ability to negotiate and secure settlements in a timely fashion is essential for a successful acquisition program.

The Blueprint Real Estate Policy was developed by a work group that included the Blueprint staff, Attorneys from both the City and County, as well as the Blueprint 2000 General Counsel. It is designed to provide the procedures necessary for the timely acquisition and disposal of real property and to establish authority for the negotiation, settlement and condemnation of property for the Blueprint Program. These policies and procedures follow all applicable state and federal laws and will provide fair and equitable treatment to the citizens of Leon County and all affected property owners. This policy is consistent with the Federal Highway Administration rules and regulations and will keep Blueprint projects eligible for Federal funding.

Highlighted in this Policy is the delegation of authority to the Director of Blueprint and the Intergovernmental Management Committee for all real estate transactions within the Blueprint Program. In addition, this policy details the limits at which this authority exists as well as the responsibilities of the Director to manage the acquisition and/or disposition of property within this program and to regularly report to both the Intergovernmental Agency and the Intergovernmental Management Committee all acquisitions or sale of real property.
The Blueprint Real Estate Policy further provides for the Intergovernmental Agency Board to approve all parcels to be acquired within the Capital Improvement Program.

- The Intergovernmental Agency Board will approve the budgets for all Capital Improvement Projects.

- The Intergovernmental Agency Board will approve all parcels to be acquired within the Capital Improvement Program.

- The Director of Blueprint will be responsible for the acquisition of all parcels within the Capital Improvement Program.

- The Director of Blueprint will have settlement authority of $750,000.00 or 20% above the appraised value on all land banking and right of way acquisitions.

- The Intergovernmental Management Committee is authorized to approve all other acquisitions and settlements within the approved and budgeted Capital Improvement Plan.

- The Director of Blueprint will regularly report to the Intergovernmental Agency and the Intergovernmental Management Committee all acquisitions and/or sale of real property.

**OPTIONS:**

Option 1: Approve Blueprint 2000 Real Estate Policy

Option 2: Board Guidance

**RECOMMENDED ACTION:**

Option 1: Approve Blueprint 2000 Real Estate Policy

**Action by TCC:** Approved Blueprint 2000 Real Estate Policy

**Action by CAC:** CAC approved in principle the Blueprint 2000 Real Estate Policy subject to the City and County reviews and the addition of appropriate checks and balances.

**ATTACHMENT(S):**

Blueprint Real Estate Policy
107.01 STATEMENT OF POLICY
The purpose of this administrative regulation is to establish a policy and procedures to govern the delegation of authority for any and all conveyances of any interest in real property involving Blueprint 2000 (Blueprint), including but not limited to, fee simple and less than fee simple acquisitions, sales and dispositions, property management activities, and leases to others of real property owned by Blueprint 2000, an Intergovernmental Agency founded by the City of Tallahassee and Leon County Florida.

107.02 AUTHORITY
The Blueprint 2000 Intergovernmental Agency, created pursuant to Chapter 163.01(7) of the Florida Statutes, has the authority to establish real estate and land banking policies and procedures.

107.03 OBJECTIVE
The intent of this policy is to provide operating procedures and a set of rules to insure proper accountability in any real estate transaction involving Blueprint 2000 and to insure proper management of any real property owned or leased by Blueprint. Further, these policies and procedures shall be followed, along with all applicable laws and professional ethics, in order to insure fair and equitable treatment to Leon County, the City of Tallahassee, the general public, and all affected property owners. The policies and procedures contained herein shall govern all Blueprint 2000 real estate transactions.

107.04 SCOPE AND APPLICABILITY
The policy outlined herein shall apply to the Intergovernmental Agency and all employees referenced in the joint project management structure involved in any activities associated with the Blueprint 2000 Real Estate Policy.
107.05 DEFINITIONS

Appraisal: A professional, impartial estimate of the fair market value of real property.

Capital Improvement Projects: All projects, which have been approved by the Intergovernmental Agency in a Capital Improvement Plan Budget and have been included on a list of approved projects.

Closing: The time and place for the exchange of documents and tender of payment to finalize the bargain or contract for transfer of real property.

Condemnation/Eminent Domain: A government’s right to acquire private property for public use with full compensation to the owner.

Dedication: The setting aside of land for a public use by its owner, together with acceptance by or on behalf of the public, by the making, signing, acknowledging and recording of a map or plat of land in accordance with general law upon which areas appear as devoted to public use for such purposes as streets and utility and drainage easements.

Designee: A duly authorized representative of a person holding a superior position.

Easement: A right to use land of another for a specific purpose and for a certain time frame.

Fee Title or Fee Simple Title: An estate in real property belonging to the owner and alienable or sellable by owner or transmissible to owner’s heirs absolutely and simple. An absolute estate in perpetuity and the largest possible real property right an owner can have.

“IA”: Means Intergovernmental Agency

“IMC”: Intergovernmental Management Committee has oversight of the Blueprint 2000 Program and is comprised of the Leon County Administrator and the City Manager of Tallahassee.

Land Banking: The acquisition and holding of property for both current and future purposes including but not limited to, transportation projects, greenways, trails and other environmentally sensitive lands.

 Marketable Title: A legally defensible title which is free from material defects and acceptable to a reasonable purchaser, informed as to the facts and their legal meaning.

Option: A contract conveying a right to buy real estate at a specific price during a stipulated period of time.

Property: Land and all improvements thereon, if any.

Public Purpose: A purpose which has as its objective the promotion of the public health, safety, morals, general welfare, security, prosperity, and contentment of the residents of the City of Tallahassee and Leon county and not the welfare of an individual or specific class of persons.
Purchase and Sale Agreement: A binding contract for the purchase and sale of real property subject to the conditions contained in the agreement.

Quitclaim Deed: An instrument of conveyance intended to pass such title, interest or claim as the grantor may have in the property and which contains neither warranties nor covenants of title. (See Section 125.411, Florida Statutes)

Real Property: Any interest in land or the improvements thereon, including but not limited to, fee simple, leasehold and other rights of possession, temporary and perpetual easements, and grants of right of entry.

Right of Way Map: Any map or survey prepared by or on behalf of Blueprint that identifies the real property necessary to implement a Capital Improvement Project.

“Under the Threat of Condemnation”: A term used to indicate that a property shall be acquired, if necessary, using Blueprint’s authority to impose the laws of eminent domain (condemnation).

Value Determination: Estimate of market value as prepared by the real estate staff or an approved right of way consulting firm.

107.06 APPROVAL AUTHORITY:

A. Blueprint 2000 Executive Director

1. The Director of Blueprint is authorized to approve the following real estate acquisitions provided the purchase price, exclusive of attorney fees and costs and business damages, if applicable, does not exceed $750,000.00 or 20% above the appraised value, whichever is greater;
   a. The acquisition of real estate for land banking purposes.
   b. The payment of legal settlements for property acquired under the threat of condemnation purchased through either informal negotiations or mediation.

2. The Director of Blueprint is authorized to approve the sale or disposition of surplus property owned by Blueprint provided the sale price does not exceed $100,000.00, exclusive of closing costs.

3. The Director of Blueprint is authorized to approve all deposits in circuit courts required by Order of Takings, final judgments of jury verdicts, or other court orders on property being acquired under threat of condemnation.
4. The Director of Blueprint, with input from legal counsel, is authorized to settle all reasonable attorney fees and costs incurred by property owners during the condemnation process, through negotiation, mediation or court award.

5. The Director of Blueprint is authorized to settle any claim for business damages made pursuant to Section 73.015(2), Florida Statutes (2003), as may be amended from time to time, provided the amount of the business damage claim, exclusive of attorneys’ fees and costs, does not exceed $250,000.00 or 20% above the amount of the estimate obtained in accordance with Section 107.08 C.

B. Intergovernmental Management Committee

1. The Intergovernmental Management Committee (IMC) is authorized to approve all acquisition of real estate, and/or business damage claims, in which the purchase price exceeds the approval authority of the Director, and is within the approved and budgeted Blueprint Capital Improvement Plan.

2. The IMC is authorized to approve the sale and disposition of surplus property owned by Blueprint provided the sale price does not exceed $500,000.00, exclusive of closing costs.

3. The IMC is authorized to approve all leases of property owned by Blueprint where the annual lease does not exceed $100,000.00.

4. All decisions of the IMC, pursuant to this Policy, shall be subject to the requirements of Florida Statute 286.011, Florida Government in the Sunshine Law.

C. Intergovernmental Agency

The Intergovernmental Agency (IA) shall approve all other real estate transactions. In addition, the Director or the IMC may elect to request IA approval on any real estate purchase, sale or disposition.

107.07 RESPONSIBLE DEPARTMENTS:

A. Unless specifically directed otherwise by the IMC, the Director of Blueprint and his/her Real Estate Manager shall implement and comply with these policies and procedures and shall be charged with the following responsibilities:

1. Develop clear and uniform procedures for all real property transactions.

2. Assure clear and uniform documentation of all real property transactions.
3. Assure that all real property transactions are negotiated equitably, in good faith and in accordance with all applicable state and federal laws as well as in the best interest of the taxpayers of Leon County.

4. Assure that, in those instances when negotiations for the acquisition of real property under the threat of condemnation are unsuccessful, all information necessary for the filing of an eminent domain lawsuit is provided to the City/County Attorney.

5. Maintain an accurate inventory and provide effective management of all real property owned by Blueprint 2000.

6. Report to the Intergovernmental Agency (“IA”) at regularly scheduled meetings all acquisition and/or sale of real property.

7. Report monthly to the Intergovernmental Management Committee (IMC) all acquisitions and/or sale of real property.

B. With input from Blueprint 2000 General Counsel, the City/County Attorney or his/her designee is responsible for acquisition through the use of Blueprint’s eminent domain power in those instances when negotiations for the acquisition of real property under the threat of condemnation are unsuccessful.

107.08 APPRAISALS AND OTHER VALUE ESTIMATES:

A. For all real property transactions, Blueprint shall prepare or obtain a value estimate or an appraisal report, which estimates the fair market value of the real property interest involved in the transaction in accordance with the following procedures:

1. For acquisitions, sales, or dispositions in which the estimated value of the real property does not exceed $25,000.00, an in house value determination or an appraisal shall be prepared.

2. For acquisitions, sales, or dispositions in which the estimated value of the real property does not exceed $400,000.00, an independent state-certified appraiser shall be retained to prepare an appraisal report with an estimate of the fair market value of the real property.

3. For acquisitions, sales, or dispositions in which the estimated value of the real property exceeds $400,000.00, two independent state-certified appraisers shall be
retained to each prepare an appraisal report with an estimate of the fair market value of the real property.

4. All appraisal reports being obtained for property under the threat of condemnation shall be reviewed by an independent state certified appraiser. All other appraisals may be reviewed at the discretion of the Director of Blueprint or his/her designee.

B. The Blueprint Director or his/her designee shall determine the scope of the appraisal assignment and the form of the appraisal report to be prepared. However, when an appraisal report is being obtained for property under the threat of condemnation, the City/County Attorney or the Blueprint 2000 General Counsel may be consulted to determine the scope and form of the appraisal report.

C. For any acquisition under the threat of condemnation in which an owner is entitled to damages to a business, pursuant to Section 73.015(2), Florida Statutes (2003), as may be amended from time to time, Blueprint shall obtain from a Certified Public Accountant, and/or other such consultants as recommended by the City/County Attorney, a report estimating the amount of such business damages. The City/County Attorney or the Blueprint General Counsel may be consulted to determine the scope and form of the business damage report.

107.09 ACQUISITIONS FOR CAPITAL IMPROVEMENT PROJECTS:

Any real property that has been identified on a right of way map or designated property map as being necessary to implement Blueprint’s Capital Improvement Plan shall be acquired “under the threat of condemnation” pursuant to the guidelines provided in Section 73.015, Florida Statutes, and pursuant to the following authority and procedures:

A. The Director of Blueprint, or his/her designee, shall have the authority and responsibility to approve and to execute all documents necessary to implement an approved and budgeted Capital Improvement Project. This authority and responsibility includes coordination with the City/County Attorney’s Office, the Blueprint General Counsel, or their designee, for the preparation of a condemnation resolution for approval by the Intergovernmental Agency stating the public purpose of the project and the necessity of acquiring the parcels identified in the resolution and upon the Intergovernmental Agency’s approval of the resolution the identified parcels shall be acquired in one of the following manners:
1. The Director of Blueprint, or his/her designee, shall have the administrative authority to purchase fee simple title or easements, or negotiate settlements of any voluntary action which is required for the implementation of a Capital Improvement Project provided the funds for the project are available, budgeted and are within the Director’s limits of authority, pursuant to Section 107.06.

2. Property not acquired through voluntary acquisition as described above, shall be transferred to the City/County Attorney’s Office to be acquired through the exercise of Blueprint’s power of eminent domain pursuant to Chapter 73 or 74, Florida Statutes and the City/County Attorney or his/her designee shall file a petition with the appropriate court to obtain title to the condemned property. Settlement of property acquired through Orders of Taking shall be made pursuant to Section 107.06, of this policy.

B. The Director of Blueprint, or his/her designee, and/or the IMC shall seek technical advice from staff or others, as needed, prior to making settlement and acquisition decisions affecting real property.

107.10 LAND BANK PROGRAM:

A. Blueprint 2000 has established a land banking program to be used to acquire property for future Blueprint projects including the early acquisition of right of way along transportation corridors.

B. All properties being considered for purchase under this program shall be presented to the Director of Blueprint in a written report, which includes the following information:
   1. The location of the property
   2. Description
   3. Intended use
   4. Estimate of value
   5. Proposed purchase price

C. Florida Statute 125.355 may be utilized by the Director of Blueprint.

D. The Director of Blueprint or his/her designee shall have the authority to negotiate a contract to option real estate for approved land banking purchases.
1. The Director has the authority to approve land banking purchases up to the approved settlement limit (See Section 107.06 A.)

2. The Director of Blueprint, or his/her designee, may seek such technical advice from staff or others as needed prior to making acquisition and settlement decisions affecting real property.

E. The IMC has the authority to approve all settlements for land banking purchases up to their delegated authority as provided specifically in Section 107.06 B.

F. All other requirements imposed by the Blueprint 2000 Real Estate Policy, including but not limited to, obtaining a value determination or appraisal, completing title work etc. shall apply to purchases under the land-banking program.

107.11 ENVIRONMENTAL ASSESSMENTS:

An Environmental Assessment or equivalent (which may be contained in a Contamination Screening Evaluation Report as part of a PD&E Study) shall be secured on all property purchased by Blueprint 2000. The Environmental Assessment shall be reviewed and approved by the Director of Blueprint or his/her designee prior to closing. The Director may seek technical support from staff and others, as needed, to interpret and evaluate the results of the environmental assessment and, if deemed necessary, the Director or his/her designee, may request additional assessment activities.

107.12 REAL PROPERTY OWNED BY BLUEPRINT: SALE OR DISPOSITION OF ANY REAL PROPERTY DECLARED SURPLUS PROPERTY.

A. The Capital Programs/Finance Manager, with input from the Director of Blueprint and the Real Estate Manager, shall annually review all real estate owned by Blueprint and shall determine whether any parcels might be considered surplus property. A property shall not be considered surplus unless there is no potential future use of the property within the Blueprint 2000 Program. If such potential surplus property is identified, a written report will be submitted to the IMC recommending the property be declared surplus. The IMC has authority to declare property surplus and once declared surplus, may approve disposal of that property if the appraised value is $500,000.00 or less. If
the property value is in excess of $500,000.00, the property shall be submitted to the Intergovernmental Agency for approval of disposition.

B. The Director of Blueprint has the authority to sell or dispose of surplus property if the appraised value does not exceed $100,000.00. (See Section 107.06 A)

C. All surplus real property shall be marketed for sale or disposal in accordance with Section 125.35, Florida Statutes, as may be amended from time to time, unless the sale or disposition is exempted pursuant to either Section 125.38 or Section 125.39, Florida Statutes, or unless the sale or disposition is part of an exchange of real property. In addition, the Director of Blueprint may utilize a Real Estate Broker and may improve the marketability and value of property by obtaining permitting, site plan approvals, or other property enhancements prior to the disposal of surplus real property.

D. Contiguous property owners must receive written notification of Blueprint’s intent to sell or dispose of the real property, and Blueprint must place adequate signage on the real property to notify the public that the property is available for purchase.

E. Blueprint 2000 shall give the City and County first refusal to secure any property declared surplus.

F. If bond proceeds were used for the acquisition or sale of any real estate and there is any conflict with the Bond Resolution, then the Bond Resolution shall control, to the extent of the conflict

107.13 REAL PROPERTY OWNED BY BLUEPRINT: LEASE FROM BLUEPRINT OF REAL PROPERTY.

A. If an individual or entity is interested in leasing any real property owned by Blueprint, such individual or entity shall express such interest in the form of a written request to Blueprint.

B. The written requests shall be reviewed by Blueprint’s Capital Programs/Finance Manager to determine if the property is suitable for leasing.

C. Upon determination that property is suitable for lease, the Director of Blueprint shall make a written recommendation on whether or not to negotiate a lease to the IMC if the annual lease is less than $100,000.00. If the IMC approves the recommendation to pursue the lease of the Blueprint owned property, the Capital Programs/Finance
Manager with input from the Real Estate Manager will enter into negotiations to lease the real property.

D. If the annual rent value is above $100,000.00, the IMC will review and evaluate the lease request and present its recommendation to the Intergovernmental Agency for consideration as an agenda item.

E. All lease documents shall be approved as to form and content by the City/County Attorney or his/her designee prior to being submitted for final approval. All leasing activities shall be in accordance with Section 125.35, Florida Statutes.

F. If bond proceeds were used to acquire any real estate and there is any conflict with the Bond Resolution, then the Bond Resolution shall control, to the extent of that conflict.

107.14 REQUIREMENTS FOR ALL FIRMS PROVIDING APPRAISAL, ACQUISITION AND RELOCATION SERVICES TO BLUEPRINT 2000:

A. All real estate appraisers and/or review appraisers shall be licensed in Florida as a State Certified General Real Estate Appraiser.

B. All real estate appraisers and review appraisers shall be Pre-Approved by the Florida Department of Transportation.

C. All acquisition and relocation firms shall be Pre-Approved by the Florida Department of Transportation to perform all acquisition and relocation functions.

D. All Appraisal, Appraisal Review, Acquisition and Relocation services will be provided under the auspices of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) as well as all applicable state and federal laws and regulations.

107.15 ABSTRACT AND TITLE REQUIREMENTS:

An independent abstract and Title Certificate with title insurance shall be secured on all acquisitions for the Blueprint 2000 Program. However, any property acquired by virtue of an Order of Taking in a condemnation lawsuit shall not require title insurance.

107.16 REVIEWING AND MAINTAINING CLOSING DOCUMENTS:

A. In addition to the Blueprint 2000 General Counsel, the City/County Attorney or his/her designee shall review all closing documents and title work prior to closing on all real
property acquisitions by Blueprint. This review shall be documented in writing. The City/County Attorney may authorize licensed agents with contracted acquisition firms, or appropriate Blueprint Staff to close Blueprint purchases, provided a review of the closing documents and title work has been conducted by the City/County Attorney or his/her designee prior to closing on any real property acquisitions.

B. Blueprint 2000 shall be responsible for recording and maintaining all closing documents.

107.17 USE OF FEDERAL FUNDING TO ACQUIRE OR LEASE REAL PROPERTY:
Blueprint 2000 shall comply with the requirements of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1979, as amended if acquiring right of way for transportation projects or acquiring property on projects where federal funds are being utilized or where federal funding may be secured in the future.

107.18 REVISIONS TO THE REAL ESTATE POLICY:
The Director of Blueprint shall recommend amendments, modifications or alterations to this policy to the Intergovernmental Agency as required to maintain its applicability to local, state and federal regulations, laws, and ordinances.

In addition to the Blueprint 2000 General Counsel, the City/County Attorney’s office shall review proposed revisions, as needed, to ensure compliance with applicable laws. Any revisions to the Blueprint 2000 Real Estate Policy shall become effective upon approval by the Intergovernmental Agency.

107.19 EFFECTIVE DATE OF REAL ESTATE POLICY:
This Real Estate Policy shall become effective upon approval of the Intergovernmental Agency. The effective date of this policy shall be __________.
SUBJECT/TITLE: Land Banking Acquisition on Mill Street for Capital Cascade Trail

Date: October 18, 2004
Requested By: Blueprint Staff
Contact Person: Jim Davis
Type of Item: Discussion

STATEMENT OF ISSUE: To acquire a parcel of land to be held for future use on Capital Cascade Trail.

SUPPLEMENTAL INFORMATION: Recently, the Blueprint Staff was contacted by the local real estate firm of Fezler and Russell inquiring as to any possible interest for Blueprint to purchase a two (2) acre tract on Mill Street currently owned by Florida Rock Industries, Inc. After researching the exact location, it was determined by the Blueprint Staff and Genesis that this property would be needed for Capital Cascade Trail. At that time, an appraisal was secured from a local appraisal firm who estimated the value for this two (2) acre tract to be $87,000.00. Although the property owner’s asking price was $120,000.00, the staff began negotiation to acquire this property for future use on Capital Cascade. Subsequently, the property owner has agreed to sell this parcel for the appraised value of $87,000.00. Attachment #1 reflects the location of this property.

With the increasing cost of real estate and, in particular, the increasing cost of right of way, it is advantageous for Blueprint to secure, through voluntary acquisitions, property which will be needed on future projects. This entire parcel will be needed on Capital Cascade Trail and purchasing it at this time fits within the Blueprint Land Banking philosophy.

   b. Authorize the Director of Blueprint to finalize the purchase at the appraised value.
   c. Title the property in the name of the Agency.

Option 2: Board Guidance

RECOMMENDED ACTION:

   b. Authorize the Director of Blueprint to finalize the purchase at the appraised value.
   c. Title the property in the name of the Agency.

Action by TCC and CAC: Not presented to either committee

ATTACHMENT(S): Map of property location.
STATEMENT OF ISSUE:

This item is a Board Workshop to review and discuss the three (3) alternative concepts that have been developed for the four (4) segments of the Capital Cascade Trail. Copies of these alternatives will be delivered to each IA Board member on Wednesday, October 13.

SUPPLEMENTAL INFORMATION:

- Blueprint 2000 staff and Genesis Group have developed three alternative concepts for each of the four Capital Cascade Trail segments:
  - Segment 1: East Tennessee Street to Lafayette Street
  - Segment 2: Lafayette Street to South Monroe Street
  - Segment 3: South Monroe Street to Gamble Street
  - Segment 4: Gamble Street to the confluence with Munson Slough
- Community meetings on the Capital Cascade Trail were held on February 5, 2004, and June 3, 2004. A third Community meeting to review the alternative concepts is scheduled for November 30, 2004, at 6:00 pm, at the Florida DOT Auditorium on Suwannee Street.
- The three alternative concepts address in varying fashion issues related to the reconstruction of Franklin Boulevard; Franklin Boulevard/Lafayette Street roundabout; reduction in flooding and accommodation/treatment of stormwater volumes within Cascade Park and other segments; sidewalk and trail provision and connections; seating areas and plazas; greenspaces and concepts for the Centennial Field Area; closure of a segment of Gadsden Street and Bloxham Street within Segment 2; and FAMU Way extension.
- Existing conditions stormwater model development is nearly complete; this model will be used to compare the stormwater conveyance, retention, and treatment capacities and benefits of each alternative. Stormwater pond sizes have not been fully determined at this time.

OPTIONS:

For Board information and discussion only.
RECOMMENDED ACTION:

No action required.

Action by TCC and CAC: Both Committees reviewed the options at their previous meetings in August (TCC) and September (CAC).

ATTACHMENT(S):

Copies of the three (3) alternatives will be delivered to each IA Board member on Wednesday, October 13.