

TALLAHASSEE-LEON COUNTY
BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY
Meeting Minutes
May 2, 2006
3:00 pm, City Commission Chambers

MEMBERS PRESENT

County

Commissioner Ed DePuy
Commissioner Tony Grippa
Commissioner Bill Proctor
Commissioner Bob Rackleff
Commissioner Jane Sauls
Commissioner Cliff ThaeLL, Chair

City

Commissioner Andrew Gillum
Commissioner Allan Katz
Commissioner Debbie Lightsey
Mayor John Marks
Commissioner Mark Mustian, Vice-Chair

CITY/ COUNTY STAFF

DeLane Adams, County Commission
David Bright, Blueprint 2000
Jim Davis, Director, Blueprint 2000
Shelonda Gay, Blueprint 2000
Jack Kostrzewa, CRTPA
Vince Long, County Administration

Phil Maher, Blueprint 2000
Tony Park, Leon County Public Works
Angela Richardson, Blueprint 2000
Debra Schiro, City Attorney Office
Michael Wright, City Manager's Office

OTHERS PRESENT

Delmas Barber, FAMU
Paco de la Fuente
Shuli Leonard, Bateman Harden
Page McGeven, Broad & Cassell
Maribel Nicholson-Choice, Greenberg Traurig
Jerry Oshesky, The LPA Group*
* Indicates Blueprint 2000 Consultant

Bryant Paulk, FDOT
Bonnie Pfuntner, The LPA Group*
Gary Phillips, The LPA Group*
Mike Sheridan, CAC
Charles Stratten, Broad & Cassel

Chairman Cliff ThaeLL called the meeting to order at 3:05 p.m.

I. AGENDA MODIFICATIONS

Mr. Davis stated that there were 2 agenda modifications. He stated that for Agenda Item #1, the TRIP resolution was added. He further stated that, #2, incorporates the Citizen's Advisory Committee (CAC) recommendation on the Mahan Drive project.

II. INFORMATION ITEMS

There were no informational items.

III. CONSENT

1. Transportation Regional Incentive Program Resolution

RECOMMENDED ACTION:

Adopt the proposed Transportation Regional Incentive Program Resolution.

Commissioner Katz moved approval of the consent agenda. Commissioner Sauls seconded the motion. The motion carried unanimously 11-0.

IV. PRESENTATIONS/ACTIONS/DISCUSSIONS

2. Mahan Drive: Reconsideration of a Previous Vote

Mr. Jim Davis stated that the purpose of this item was to reconsider a previously failed vote to begin the super majority vote process to move Mahan Drive to a tier 1 project. He provided the Board with a review of the information that was included in the agenda item and stated that on Friday, May 5, 2006, there would be a follow-up meeting with Florida Department of Transportation (FDOT) staff to confirm the items discussed with Secretary Denver Stutler on April 18, 2006. He stated that in summary it looks promising that the design for Mahan will be completed by late 2007 and that there will be some funding provided by FDOT, to be determined by November 2006. Mr. Davis stated that Sec. Stutler was looking for a financial partnership with the local community. He further stated that there were some outstanding questions, to which he did not currently have the answers, such as how much funding FDOT was looking for the community to contribute.

RECOMMENDED ACTION:

Option 1: Direct Blueprint staff to initiate the process to bring Mahan Drive and Gaines Street into Tier 1 of the Blueprint program, with a not later than date of the Agency's September 11, 2006, meeting for the actual supermajority vote to be taken.

Action by CAC: At a special meeting of the CAC on April 28, 2006, the CAC unanimously passed the following:

The CAC unanimously acknowledges the importance of Mahan and Gaines Street projects and supports these enhancements, however at this time, the Committee does not support the movement of these projects from Tier II to Tier I with any accompanying reallocation of previously approved Blueprint funds. Furthermore, at this time the Committee does not support the initiation of any activities leading to a supermajority vote on this issue. We do however, believe that should Blueprint only be an advance funding source with timely and guaranteed reimbursement by FDOT or other sources that the movement of these projects from Tier II to Tier I should be reconsidered.

The Committee strongly encourages the CRTPA, City, County and FDOT in partnership with each other to provide the timely and necessary funding for the Mahan corridor rather than increasing the current Blueprint program shortfall above \$150M.

The Committee urges the Intergovernmental Agency Board of Directors to maintain the integrity of the Blueprint program and assurances made to the voters by continuing the focus on the current Tier I projects thru their fruition.

Commissioner Thaelle asked if anything that was being discussed at this meeting would impact the \$2.5M in the land bank for the Atkinson property land purchase. Mr. Davis stated that it did not directly, however it would depend on whether the Board authorized full funding of Mahan Drive, the total amount of that funding and the priorities set by the Board. He further stated that

K2 Urban Corporation has a contract to purchase the Atkinson property, however he does not know if the sale is completed or not. He stated that he has talked to the firm and they are receptive to working with Blueprint 2000 to incorporate greenways and trails as a part of their workforce housing project. He stated that this would be a good solution because Blueprint would not have to acquire the entire parcel to get the greenways and trails that are desired.

Commissioner Thaeil stated that he had a special request from Michael Sheridan, CAC Chairman, to speak on this issue. Mr. Sheridan stated that the CAC met on April 28, 2006 in preparation for the meeting and they unanimously recommend that the Board does not move the Mahan project from Tier 2 to Tier 1 and that the Board should not institute the super majority process. He further stated that the CAC does support the project moving forward using funding other than Blueprint.

Mayor John Marks stated that on February 20, 2006 the Board voted not to move the project into Tier 1 and he wanted to know why the item was back before the Board. Commissioner Thaeil stated that there was a vote by the County Commission on March 14, 2006 to request that the Intergovernmental Agency reconsider moving the project to Tier 1. Mayor Marks asked what the substantive reason was for the County commissioners to change their votes on this issue. Commissioner Thaeil stated that his personal decision was based on the understanding that the \$60M of federal money allowed Blueprint money to be placed into the land bank and that this money could be used for the Mahan Drive improvement. He further stated that the reason that he voted against the motion on February 20, 2006 was because money would be taken from a specified greenway. He stated that since then, K2 Urban Corp. has come forward to work with Blueprint to have a greenway in this area as desired. Mayor Marks asked if there was something that happened to make the Mahan project more important than it was in February. Commissioner Thaeil stated that it is because the County Commission voted to move forward with the Fallschase development, and that Fallschase will have a massive impact on Mahan and Buck Lake Roads. He further stated that there were other concurrency issues and that this is a gateway road into the community.

Commission Lightsey stated that there were many lingering uncertainties and that she had hoped that there would be more answers by this point and that most of the documents reference the information would be available by the meeting in September. She asked what the significance of the September meeting was. Mr. Davis stated that there was already a regularly scheduled IA meeting on September 11, and that he thought that staff would be able to answer all of the Board's questions by the September meeting.

Commissioner Lightsey stated that previously Mr. Davis had stated that the funding decision from FDOT would not be known until November. Mr. Davis stated that the draft Work Program would be ready by September and we should have a commitment from FDOT by that time, even if the official approval was not done until November. Commissioner Lightsey stated that she expected to see a funding plan and that she was uncomfortable with Blueprint spending \$28.5M. She could not support moving the item to Tier 1 without knowing exactly how much of Blueprint funds are being requested for this project. She further stated that there is a deficiency of \$150M in the current Tier 1 projects and that moving Mahan to Tier 1 would add significantly to that deficiency. She stated that she would like to know exactly how much Blueprint money is being requested so that the Board does not do great harm to the other projects that have been on the books for a very long time. She stated that she would like to review the projected funding dates and amounts that each agency has allocated to the Mahan project. Commissioner Thaeil stated

that maybe the Board could come up with a range dollars for funding that would make Commissioner Lightsey more comfortable to support.

Commissioner Mustian stated that when the Economic and Environmental Consensus Committee (EECC) decided what projects would be in each tier, there was a great deal of thought put into the decision. He further stated that one of the fundamental tenets of Blueprint is leveraging the money full and that Mahan Road has the potential of being designated the only SIS connector in the county. He further stated that because of that he would be more willing to move this project to Tier 1 to further leverage the Blueprint money. He stated that FDOT is willing to work with the community as long as the community is willing to partner financially to get the project done. He stated that he is not willing to put Blueprint money up hoping to get reimbursement from FDOT and that the issue needed to be readdressed by the Board regarding the funding amount. **Commissioner Mustian moved to authorize the movement of up to \$10M from Tier 2 to Tier 1 for Mahan Drive and authorize the Executive Director and Chairman to negotiate with FDOT to construct the Mahan Drive project.** Commissioner Katz seconded the motion.

Maribel Nicholson-Choice, Board legal counsel, stated that at the last meeting there was a motion to begin the super-majority process that failed. She stated that a person on the prevailing side of that motion needed to move that the previous motion be reconsidered. **Commissioner Mustian stated that he would amend his motion to incorporate this action into his motion. Commissioner Katz stated that he would agree to the amendment.**

Commissioner Rackleff stated that he believed that the actions of the Board would be straightforward and that the Board would be reversing the previous denial of the motion to move money from a greenways budget into a roadways budget. He stated that he was previously against the motion because it was against the essence of Blueprint. He stated that he thought the motion on the floor was a good one because it provided a starting point for negotiation. He stated that he would like assurance from the Executive Director that this would get the Board what it wants. Commissioner Thaeff interjected that the Executive Director could not do that and it would not be fair to put him into this position. Mr. Davis stated that technically of the \$28M cost previously discussed, DOT currently has \$6M in funding for this project, therefore the delta is approximately \$22M. He stated that the \$10M proposed would be good seed money, however he could not guarantee that this would be enough money. He further stated that he would feel comfortable going into the negotiations with FDOT with this amount of money. Commissioner Rackleff stated that he would support the motion and that Mahan Drive was the CRTPA's #1 expansion project and that its construction is very long overdue. Commissioner Thaeff stated that after the April 18, 2006 meeting with FDOT he felt they came away with a very positive partnership.

Commissioner Proctor stated that he would like to further discuss the Mayor's question about what precipitated the current meeting and what changed. He stated that some months ago there was a call that included local, federal and state officials, etc. and there was a commitment made to construct Mahan Drive. He further stated that he was troubled that the commitment for Blueprint projects was made outside of the City and County Commissions and that the priorities and tiers were determined by a citizen's group and that the Commissions were expected to rubberstamp them. He stated that the FDOT District Secretary stated that he was interested in constructing Mahan Drive. Commissioner Proctor stated that a second reason was because Mahan is a gateway into the community. He further stated that the third reason was that after Hurricane Katrina it was determined that this was an emergency evacuation route for the east

side of Tallahassee. He stated that he does not understand why the Board is taking baby steps to get this project done and that the County does have the right, according to the Interlocal Agreement, to set the priorities for the Blueprint dollars. He stated that acting in accordance with that right, the County has voted to move Mahan up in the priority list. Commissioner Proctor stated that for these reason it was enough to convince him to put \$28M towards this project.

Commissioner Gillum asked what it would take to move an item from one tier to another and the precedence that this would set. He stated that he was concerned that the County had decided to reallocate the \$16M of its funds that it had committed towards this project. He further stated that this road was previously an evacuation route and that now that the only thing that has changed is that Fallschase is now a reality. He stated that it would make the most sense to take the State's \$6M, the County's \$16.5M, and have Blueprint make up the slack. He stated that he would like to know when the total amount was needed to be in hand and he further stated that there would be a huge cost escalator. He stated that he had read that the County would not have the money until 2010 and that if that is the case construction could not begin for 2 years. Commissioner Gillum stated that if the project was done when projected that Blueprint would only have to put in approximately \$5M to \$6M. **Commissioner Gillum made a substitute motion to leave the \$16.5M in funding that the County has in place for Mahan Drive and that Blueprint be prepared to make the difference in what is needed.** Mayor Marks seconded the motion.

Commissioner Rackleff provided a point of information that the \$16.5M was to be used for advanced funding, however they could not do advanced funding because the capacity for advanced funding was taken away by the elevation of Crawfordville Highway.

Commissioner Katz stated that he was concerned with the substitute motion because Mahan Drive continues to reoccur as a pressing need. He stated that he agreed with Commissioner Mustian's motion and not the substitute motion. He stated that he did not agree with limiting the amount of funding. Commissioner Katz stated that the list of priorities was created in 1999 and that the world has changed since that time and that the list of priorities needs to adjust to that change. He stated that he would urge a no vote on Commissioner Gillum's motion and a yes vote on Commissioner Mustian's motion.

Commissioner Lightsey stated that both of the motions move the Board to moving the project forward and that she would be more comfortable with the smaller amount that Commissioner Gillum proposed. She reiterated that Mahan is the county top priority federal road and that there have been some assurances given by the federal government, and that she would like to see the minimum of Blueprint funds put towards that project. She stated that the only way that she would be comfortable with Commissioner Mustian' motion was if there was an understanding that other funds would be available, such as federal and county and that Blueprint would be reimbursed if more money is made available by other funding partners. **Commissioner Mustian stated that he would be willing to amend his motion to include that if there are more federal dollars for the project, then Blueprint would be reimbursed.** Commissioner Gillum withdrew his substitute motion.

Commissioner Sauls stated that she supports the original motion made by Commissioner Mustian.

Mayor Marks stated that all of the rationales for moving this project up on the priority list are the same and the only new issues was the leveraging concept which makes some sense.

Commissioner Lightsey asked that the motion be restated. Commissioner Mustian restated that motion, **he moved to reconsider the IA's prior vote and to authorize the use of up to \$10M in Blueprint funding for Mahan Drive that is contingent upon the Executive Director working out a number of things with FDOT listed in his memo that need to be worked out, that if there are any federal dollars that become available for Mahan Drive that they will be used to reimburse the Blueprint 2000 program.**

Mayor Marks stated that the CAC is not in support of the movement of this project to Tier 1. He asked Mr. Sheridan if the CAC could support the motion if FDOT made a commitment to fund the project.

Mr. Sheridan stated CAC did not want to be out front in making a commitment to move this project from Tier 2 to Tier 1 unless there were firm commitments from other sources. He stated that the intent of Commissioner Mustian's motion was not to bypass the process but to authorize the Executive Director to negotiate with FDOT and that the Board would have to come up with the funds and also go through the super-majority process.

Commissioner Proctor stated that as the Chair of the County Commission, it was his job to insure that the desires of the County Commission was heard and that it would be constituent with the wishes of that Board. **He stated that he would like to offer a substitute motion that Blueprint fund the project for the entire \$28M.** Chairman ThaeLL stated that no more motions would be heard and that Mr. Proctor's motion is out of order. Commissioner Proctor interjected that the meeting was called because the County Commission voted to have Blueprint to fund the Mahan Project for the entire \$28M. Commissioner ThaeLL stated that if the original motion failed then the Board would consider the new motion. He stated that the motion that Commissioner Mustian had proposed was in the spirit of compromise.

Mr. Davis asked for clarification on the outstanding issues that the Board expected to be resolved, \$10M to negotiate with FDOT, resolve the design issues related to SIS, and that subject to acceptable conclusions to these issues, then initiate the super-majority vote process.

Commissioner Katz asked if there would be timing issues if the public hearings were not planned. Mr. Davis stated that timing was not an issue because the design would not be complete until mid 2007.

Commissioner ThaeLL called the question. **The Board voted for approval 10-1 with Commissioner Proctor casting the dissenting vote.**

Commissioner Proctor asked for a point of information on whether the Chairman can not entertain a substitute motion if he previously heard a substitute motion on the same issue. Maribel Nicholson-Choice stated that is was the Chair's prerogative to entertain motions.

V. CITIZENS TO BE HEARD

There were no citizens to be heard.

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

VII. ADJOURNMENT

There being no further business, Chairman Thaell adjourned the meeting at 4:00 pm.

APPROVED:

ATTEST:

Cliff Thaell
Chairman of Blueprint 2000 IA

Shelonda Gay
Secretary to Blueprint 2000 IA