

CORRECTED MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, May 9, 2016 – 5:00 p.m.
Charlotte County Economic Development Conference Room
18501 Murdock Circle, Suite 302, Port Charlotte, FL 33948

Members Present

Erik Howard, Chair, *General Contractor*
Marie LaBrosse, Vice Chair, *Property Owner*
Gary Bayne, *Member at Large*
Eric Loche, *Banking & Finance*
James Mulligan, *Real Estate Broker*

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Josh Moye, County Attorney
Matt Trepal, Community Development
Stephen Kipa, Real Estate Services
Kathy M. Knee, Recorder

Members Absent (Excused)

Alice Esposito, *Member at Large*

I. Call to Order/Roll Call

Erik Howard, Chair, called the May 9, 2016 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:04 p.m. in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Port Charlotte, FL. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – None.

III. Approval of Minutes - *A Motion was presented by Marie LaBrosse, seconded by James Mulligan and unanimously approved to accept the Minutes of the March 14, 2016 regular meeting of the Murdock Village CRA Advisory Committee as written.*

IV. Old Business

Status Update North Charlotte Regional Park Proposal – Debrah Forester noted that at the last meeting the Committee voted to recommend the transfer of land in Murdock Village to Community Services. No alternate proposals were received during the 30 day period required by statute. Murdock Village Community Redevelopment Agency will meet tomorrow and decide whether to move forward on this transfer. If approved by the Agency, the BCC will hold a public meeting to adopt a resolution to transfer the property.

V. New Business

Resurrection Pools Proposal – Debrah Forester introduced the owners of Resurrection Pools, Mr. and Mrs. Matt Kuntz, whose proposal to purchase Murdock Village lots was included in the meeting packet. Resurrection Pools is hoping to purchase the property so they can expand their business and develop a business office plaza (offices in front; warehouse and parking in the back), which would be complete by the end of 2017. Appraisals were done and the offer is above the appraisal amount. This item will be going to the BCC sitting as the Murdock Village Community Redevelopment Agency tomorrow and if approved, a 30-day notice will be placed in the newspaper on May 14; alternative proposals will be due by June 14. After the 30-day period, it will go back to the Agency for consideration. James Mulligan noted this is a generous offer and it should be accepted. Marie LaBrosse asked if there was an update on utilities for the area. Staff advised this will be discussed tomorrow at the MSBU public hearing. Gary Bayne asked how this sale might affect commercial entitlements. Staff advised that all Gateway lots have a certain commercial entitlement that is separate from the entitlements of the larger Murdock Village parcel. ***A Motion was presented by Marie LaBrosse, seconded by James Mulligan and unanimously approved to recommend to the Murdock Village Community Redevelopment Agency that they accept the proposal made by Resurrection Pools and proceed with the 30-day notice so the purchase can move forward.***

VI. **Attorney's Comments** – None.

VII. **Public Comments**

Matt Kuntz asked if the nearby property owners be required to clean up their businesses and if there are plans for the other County owned properties in that general area. Staff noted that the lots with equipment parked on them may have made an arrangement with the road project contractor. With regard to the County owned lots, staff is looking for direction from the Agency and plan on bringing it forward in June. Staff is looking at recommending that the majority of lots within the Gateway area be sold. If that is approved, notification of the sale will be given to both the property owners in the Gateway area and the general public.

VIII. **Staff Comments**

Debrah Forester thanked everyone for accommodating the scheduling of today's meeting. Ms. Forester advised that a grant has been submitted for the funding of an updated vision for Murdock Village. The study will help to update the Comprehensive Plan to include the Business and Technology Park, review the entitlement process and matrix, and reach out to the development community to determine the issues with Murdock Village. Staff expects to hear if the grant is approved within the next few weeks. Ms. Forester mentioned there is an at-large member vacancy on this Committee; Carl Johnson resigned in February. The volunteer needs only to be a resident of Charlotte County.

IX. **Member Comments** - None.

X. **Next Meeting**

There was discussion regarding the scheduled meeting on July 11; several members would not be available to attend. The next meeting of the Murdock Village-CRA Advisory Committee will be held on **MondayTuesday, June 14, 2016, 5:00 p.m.**, in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Suite 302, Port Charlotte, FL.

XI. **Adjournment** - There being no further business, ***a Motion was presented by Marie LaBrosse, seconded by James Mulligan and unanimously approved to ADJOURN the meeting at 5:30 p.m.***

Respectfully submitted,



Erik Howard, Chair

Approved: June 14, 2016

/kmk