

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Tuesday, June 14, 2016 – 5:00 p.m.
Charlotte County Economic Development Conference Room
18501 Murdock Circle, Suite 302, Port Charlotte, FL 33948

Members Present

Marie LaBrosse, Vice Chair, *Property Owner*
Alice Esposito, *Member at Large*
Eric Loche, *Banking & Finance*
James Mulligan, *Real Estate Broker*
Nicole Noles, *Member at Large*

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Josh Moye, County Attorney
Matt Trepal, Community Development
Paul Payette, Real Estate Services
Stephen Kipa, Real Estate Services

Members Absent (Excused)

Erik Howard, Chair, *General Contractor*
Gary Bayne, *Member at Large*

I. Call to Order/Roll Call

Marie LaBrosse, Vice Chair, called the June 14, 2016 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:06 p.m. in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Port Charlotte, FL. Roll call was taken; a quorum was present.

Marie LaBrosse introduced Nicole Noles, a new Member at Large. Ms. Noles is a Community Editor at the Charlotte Sun and a Charlotte County resident interested in economic diversification.

II. Additions/Deletions to Agenda – None.

- III. Approval of Minutes** - Alice Esposito noted there was a scrivener's error at Item X; should read next meeting held on "Tuesday" June 14, instead of Monday. ***A Motion was presented by Eric Loche, seconded by Alice Esposito and unanimously approved to accept the Minutes of the May 9, 2016 regular meeting of the Murdock Village CRA Advisory Committee as corrected.***

IV. Old Business

Status Update North Charlotte Regional Park Proposal – Debrah Forester noted the transfer of property to Charlotte County Community Services has been completed and the map of the area has been updated. Next step - Design Plans.

Status Update Resurrection Pools Proposal – Debrah Forester reported the 30 day period for alternative proposals ended today and no proposals were received. The BCC will meet on July 12 at 1 p.m. as the Murdock Village CRA Agency to review and determine if the Resurrection Pools proposal will be accepted. It was noted that the Advisory Committee had recommended approval of the proposal at the last meeting.

V. New Business

Gateway Action Plan – Debrah Forester noted that a map showing the Gateway portion of Murdock Village was included in the meeting packet and is shown on screen. The properties currently owned in this area by the CRA are noted on the map. Staff has identified which lots they recommend holding and which lots should be released for sale. This item will be discussed at the July 12 meeting and the Committee was asked for their thoughts and/or recommendations. A brief discussion followed. If selling, adding conditions could lower value. Information requested as part of the proposal process could include: description of intent/final use; amount of capital improvements expected; and the timing of the development.

VI. **Attorney's Comments** – None.

VII. **Public Comments** – None.

VIII. **Staff Comments**

Debrah Forester distributed an updated copy of the Advisory Committee's member contact list.

IX. **Member Comments**

- ✓ Nicole Noles asked about the areas on the map labeled Church and CCU. Debrah Forester noted that CCU has a water tank on its site and two active churches occupy the area marked Church.
- ✓ Marie LaBrosse asked about CCU's MSBU status. Commissioner Deutsch noted there will be public hearings regarding MSBUs in July.
- ✓ Alice Esposito asked when the swimming pool will be complete and when the pool company will move in. Debrah Forester advised the swimming pool is a Sales Tax Tier 2 project.
- ✓ Nicole Noles asked if some of the vacant lots owned by the CRA could be turned into campgrounds for the teams visiting the area. A few committee members also liked this idea. There would need to be capital funds for cabins and the necessary infrastructure for campground utilities.
- ✓ Alice Esposito suggested trying to get a hotel such as Marriott/Hilton with guest suites. Eric Loche noted hotels work within a tight margin. Commissioner Deutsch noted that the hotels in the area are being filled and are even doing well during the off-season. Having events during the off-season helps.
- ✓ Discussion followed regarding the value of Murdock Village.
- ✓ Eric Loche asked if there was a partnership with Sarasota, specifically North Port, since North Port could benefit with the development of Murdock Village. It was mentioned that North Port is focusing on moving toward I-75 and has growing issues of its own.
- ✓ Marie LaBrosse talked about the benefits of incorporation.
- ✓ Nicole Noles asked about implementing architecture standards for the Murdock Village Gateway. Debrah Forester agreed this would be the time to get started with standards.
- ✓ Eric Loche asked how many serious proposals have been received and dropped out. Ms. Forester noted she did not have the exact number but did list several developers that were previously interested but withdrew their interest due to the economic market. Ms. Forester added that staff has recently submitted a grant application to the Department of Economic Opportunity. Grant funds would be used to review and revise the redevelopment plan and amend the comprehensive Plan including revising the Equivalency Matrix and establish the Business and Technology Park as a component of the master plan. One of the tasks would also include meeting with developers to determine the issues that need to be resolved to make Murdock Village more marketable. Nicole Noles asked if Peace River Wildlife Center could be relocated to Murdock Village. Ms. Forester stated she had not heard of an interest in Murdock Village but the Center is considering Hickory Bluff Park in the Charlotte Harbor area.

X. **Next Meeting**

The next meeting of the Murdock Village-CRA Advisory Committee will be held on **Monday, October 10, 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 James Mulligan, seconded by Alice Esposito and unanimously approved to ADJOURN the meeting at 5:54 p.m.***

Respectfully submitted,



Erik Howard, Chair

Approved: _____

8/10/2016

/kmk