

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, March 12, 2004 – 7:30 a.m.
County Administration Building – Room 119

Members Present

David M. Klein, M.D., *Chairman*
Larry J. Sandles, *Vice-Chairman*
Craig J. Benton, D.C., *Property Owner*
Matthew D. DeBoer, *Commission District 4*
Al J. Tousignant, *Member at Large*

Members Absent

Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*

Staff Present

Louis Whitehead, Assistant County Attorney
Bruce D. Loucks, County Administrator
Ed Courton, Planner III
Barbara D. Watkins, Recorder

Others Present

Lee Swift, Charlotte County School Board Member

I. Call to Order

Chairman David Klein called the March 12, 2004 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 7:32 a.m. in Room 119 of the Charlotte County Administration Building; roll call was taken and it was noted there was a quorum present.

II. Additions/Deletions to Agenda - None

III. Approval of Minutes

A motion was presented by Commissioner DeBoer, seconded by Larry Sandles and unanimously carried to approve the February 13, 2004 minutes of the Murdock Village-Community Redevelopment Agency Advisory Committee with the following correction: Page 3, last paragraph: Larry Sandles name was inadvertently left off the members who attended the RFP meeting.

IV. Unfinished Business - None

V. New Business

1. Committee Discussion

Commissioner DeBoer reported the following to the Committee:

- Bonita Bay Group will not be submitting a proposal.
- Forest City, WCI Communities, Lennar-US Homes Corporation are in, plus a possibility of four others.

Chairman Klein commented that he noticed there has been a lawsuit filed by a land use attorney in Sarasota who is representing a number of landowners. *Attorney Whitehead* explained that the plaintiffs are attacking the redevelopment statute to get it declared facially

unconstitutional. However, it has been litigated in the past and has been ruled constitutional. The law firm which is representing the County was involved in that lawsuit. Further, he said the plaintiffs are alleging that the manner in which the CRA was formed was not in strict conformity with the statute, which the County is in disagreement with...there's a lot of room for differences of opinion. Most importantly, the efforts in terms of land acquisition (condemnation actions and proceedings toward the issue of taking) will not be impeded by this lawsuit, nor if they lose and appeal the decision, the appeal will not impede our legal efforts to acquire real property. Discussion ensued.

Commissioner DeBoer reported that on March 22 he will be meeting with David Ayers who represents a consortium of business groups whose intention is to support the Murdock Village project by letter-writing, campaigning, etc. *Commissioner DeBoer* suggested they be invited to a future meeting.

VI. Correspondence & Communication Received - None

VII. Attorney's Comments

Attorney Whitehead...invited any Committee members who might have questions regarding Murdock Village to feel free to contact him.

VIII. Public Comments

Lee Swift, Member/Charlotte County School Board...liaison to the MV-CRAAC Committee, reported he wants to ensure that whatever design ideas come from the potential developers that there is inclusion of the school board's needs for the provision of school facilities in that area, since this project has the potential for creating a large number of students. *Commissioner DeBoer* responded that there has been 20 acres set aside for an elementary school. Further, Mr. Swift commented that he feels it would be most appropriate that a formal presentation of the Murdock Village project be made to the School Board/Administration as there has been nothing communicated to them to date. *Commissioner DeBoer* responded that there has been discussions with Dr. Gaylor, and that the County will set up a presentation with the School Board members.

IX. Staff Comments

Ed Courton distributed a packet of handouts containing the following information, briefly explaining each one:

- Letter from Mark Lawson regarding the Murdock Village Redevelopment Initiative, Charlotte County Florida; First Draft of Redevelopment Agreement
- Sustainable Design Charrette for Murdock Village, January 28-29, 2004, sponsored by Charlotte County Florida, U.S. Department of Energy and Florida Energy Office
- Summary of Questions from Developer Conferences
- Request for Proposals – Murdock Village #2004000138
- Request for Proposals – Murdock Village Addendum No. 2
- Request for Proposals – Murdock Village Addendum No. 3

Further, Ed spoke briefly and presented on the projector screen the Murdock Village website which is in the process of being implemented. He explained that the members will soon be receiving an e-mail to enable them to link the site and submit comments back to staff.

A meeting schedule for the remainder of the year was given to the members; everyone present was in agreement with the schedule.

X. Member Comments

Larry Sandles...asked if there was any feedback to the revisions to the RFP...did this fulfill the obligation to the bidders; *Commissioner DeBoer* responded that it's his understanding that it did based on discussions with the potential bidders.

Commissioner DeBoer...reiterated to the members to feel free to use him as a resource.

At this point, *Ed Courton*, advised the members of two upcoming meetings on the Redevelopment Agreement: Wednesday, March 17, Room 229 – 8:30 to Noon; Thursday, April 22, Room 229 – 8:30 to Noon.

XI. Next Meeting

The next meeting of the Murdock Village CRAAC is scheduled for *Friday, April 8, 2004 at 7:30 a.m. in Room 119.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 7:54 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____