

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, April 9, 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*
Clive W. Hollin, *Real Estate Broker*
Al J. Tousignant, *Member at Large*

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

Members Excused

Suzanne T. Graham, *Property Owner*

I. Call to Order

Chairman David Klein called the April 9, 2004 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 7:30 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 Larry Sandles, seconded by Al Tousignant and unanimously carried to approve the March 12, 2004 minutes of the Murdock Village-Community Redevelopment Agency Advisory Committee with the following correction: Craig Benton was present at the meeting, however not listed...correction made.

IV. Unfinished Business - None

V. New Business

1. Security in the Area

Chairman Klein asked to have a clarification regarding the article that recently appeared in the newspaper regarding vandalism in the Murdock Village area. *Commissioner DeBoer* responded that it's his understanding the Sheriff's office has been asked to provide additional patrols in the area. Attempts are being made to shorten the time between the times when the properties have been taken and when those properties are disposed of; the County has a standing contract with an individual who moves houses and reuses them; and the County has also clarified with the property owners whose property has been taken that they can take whatever they want, but they're not give anyone else permission to come and in and take anything they want, which appears to be the biggest problem. *Chairman Klein* commented

that it looks as if what's been happening has not just been random vandalism, but the stripping of the houses.

Chairman Klein asked Commissioner DeBoer to address the commercial property issue along 776 and 41. *Commissioner DeBoer* said that the properties along 776 and 41 are not actively being pursued for purchase...this is going to wait until a developer is on board. However, if any of the property owners wish to sell to us, the County will sit down and negotiate...prices are set by having two independent appraisals done.

VI. Correspondence & Communication Received - None

VII. Attorney's Comments

Louis Whitehead...reported that the County is being challenged by a group of citizens with respect to the condemnation actions that are ongoing and an Order of Taking Hearing has been set for May 24, 2004, which was postponed from a previous date. The judge has ruled that, on its face, the Redevelopment Act is constitutional so the opposition has lost on that point. The remaining point is whether it is constitutional as applied to our situation. The answers to that question will be provided on May 24. However, in light of the previous ruling, he said he is confident that the County is on sound footing. As the County's outside counsel has been very involved in projects of this nature, we look forward to the legal activity on the 24th of May. *Commissioner DeBoer* wanted to point out that the successful challenges to cases like this all across the United States have been when the taking was based just on economic development and not for the purpose of growth management initiatives. *Louis Whitehead* commented that in reading the cases and various articles, Southwest Florida's problem is unique.

VIII. Public Comments

Nancy Dauster, a volunteer citizen to represent Murdock Village to the community, introduced herself.

IX. Staff Comments

Ed Courton...asked the members if they had had a chance to review the Murdock Village website. *Larry Sandles* said that it is a terrific tool and that we should direct anyone with questions to this website. *Commissioner DeBoer* commented that the people who have visited the website to date appear to be happy about the project...good sign.

X. Member Comments

Commissioner DeBoer...reported that there are three developers interested at this time. In talking with the Bonita Bay Group recently, he asked them why they were no longer interested in the project and their response was that they felt there was not enough flexibility in the project and there is too much commercial property allocated. Space for government facilities was also discussed, which Commissioner DeBoer said the School Board and the County should discuss further. Another use which might be considered for Murdock Village is the Arts and Humanities facility. Further, he reported that David Ayers from Clear Channel Communications, Frank Lee from Wachovia, along with Nancy Dauster, are a group of individuals who are interested in supporting the project. They will be trained by our Marketing/Communications staff to give presentations. Finally, he announced that Ed Courton will be leaving Charlotte County to move to Washington State.

Clive Hollin...commented we are in a moving market and every day that passes, the potential price of land increases. If the County waits for phases, the prices are going to increase and he feels the process should be expedited. *Commissioner DeBoer* indicated that all of the property owners have been notified for their interest in selling. In May, the County will most likely take the remainder of the area for condemnation which will bring to the surface all of the other willing sellers.

Al Tousignant...has been asked (1) what affect this project is going to have on property taxes; his response has been that the value on their property will be going up, so he would assume their taxes will be going up. (2) are there plans to rezone any of the property once the County has changed it from residential to commercial. (3) the affect Murdock Village will have on the other planned projects the County has in place. *Chairman Klein* said he has basically been asked the same questions and what he tells people is that this project will help balance the tax base. *Commissioner DeBoer* said that yes, the property values will go up...for those people who are homesteaded, their properties are protected under the Save Our Homes Act and will have no more than 3 percent increase a year; for those who are not homesteaded, their values could increase at a higher rate. Regarding the rezoning of property, based on the master plan there will be rezoning of property from residential to commercial...will the project affect other planned projects, no. Discussion ensued.

Chairman Klein...the word has to get out that Charlotte County needs to manage growth.

Larry Sandles...asked Ed Courton if there is someone to replace him. *Ed* responded that he will notify the members of his replacement when he knows...that it may be Tom Cookingham, the Planning Services Manager. Larry questioned whether the County is still on tract for the May proposals, and asked if the committee members will be receiving an executive summary of the proposals prior to the meeting. *Commissioner DeBoer* responded that the RFP meeting is scheduled for May 12, and he will look into the request for executive summaries of the proposals.

XI. Next Meeting

The next meeting of the Murdock Village CRAAC is scheduled for *Friday, May 14, 2004 at 7:30 a.m. in Room 119.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 7:59 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____