

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, March 11, 2005 – 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*
Suzanne T. Graham, *Property Owner*
Al J. Tousignant, *Member at Large*

Staff Present

Bruce Loucks, Administrator
Dan Gallagher, Assistant County Attorney
Debrah Forester, Redevelopment Manager
Barbara D. Watkins, Recorder

Others Present

Lee Swift, Member, Charlotte County School Board

I. Call to Order

Chairman Klein called the March 11, 2005 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

ACTION: A motion was presented by Commissioner DeBoer and seconded by Suzanne Graham to approve the minutes of the February 11, 2005 meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Project Update

Debrah Forester provided the following comments:

- The *Redevelopment Plan* was adopted by the County Commissioners on February 22, 2005, as well as the *Tax Increment Ordinance*. She advised that the completed plan is available on the Web, however, after discussion *Ms. Forester* will provide each of the members with a CD.
- Also at the meeting on the 22nd, there was discussion about the 30-day notice for the developer solicitation and the consensus was to wait until the majority of the property has been obtained...sometime between July and September.
- The County is going to be working on updating the marketing information on Murdock Village to have ready to begin sending out to potential developers for the project. This should be available for discussion and member input at the April MV-CRAAC meeting.
- Will be working on a Murdock Village Mixed Use Zoning District that will allow for a mixture of uses that the Comp Plan identifies and land development code standards. This should be available for discussion and member input at the May MV-CRAAC meeting.
- Discussion was recently held regarding implementing a different review process to shorten the time for the developer once one is chosen.

V. New Business - None

VI. Correspondence & Communication - None

VII. Attorney's Comments

Attorney Gallagher provided a brief update on the Kelo case at U.S. Supreme Court level. There was no finding by the city or the government body that the area they wish to take by eminent

domain was a blighted area, as opposed to Charlotte County. They will issue an opinion this summer. "This issue alone could turn on how this will affect our project." From experience, sometimes the smallest issue could turn the whole opinion of the court one way or the other. If the Supreme Court comes down with an opinion against the city, this could be a saving grace for our project.

VIII. Public Comments - None

IX. Staff Comments - None

X. Member Comments

Larry Sandles...is the July to September timeframe for 30-day notice solicitation based upon how the Supreme Court case turns out...we seem to keep sliding back. *Debrah Forester* replied that it is due to the ownership of the property, and by July, the County should own ~~at~~ a majority of the properties in Phases 1 through 9, and the County will have the amount of dollars which have been expended for the property. He stated he would like this committee notified of anything that has any effect on Murdock Village.

Commissioner DeBoer...added that Murdock Village is being painted as an economic development issue, and it has always been a growth management initiative...there is a distinct difference. The growth management initiatives are not the ones that are overturned. Secondly, he discussed affordable housing and the possibility of an appropriate site being made available in Murdock Village for this purpose and how the County could gain from this initiative.

Debrah Forester...commented that at a State level, there has been a bill proposed that to recommends changing the redevelopment statute to delete the use of eminent domain for redevelopment, and we need to track this.

XI. Next Meeting

The next meeting of the Murdock Village-CRAAC is scheduled for *Friday, ~~March 11, 2005~~ April 8, 2005 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

Barbara D. Watkins, Recorder

/bdw

Approved: _____