

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, March 14, 2008 – 7:30 a.m.
County Administration Center –Room 119

(These minutes are not official until they have been approved by the Murdock Village-CRAAC)

Members Present

David M. Klein, M.D., *Chairman*
Commissioner Tom D'Aprile, *Commissioner District 1*
Suzanne T. Graham, *Property Owner*
Philip Palmer, *General Contractor*

Members Absent

Craig J. Benton, D.C., *Property Owner*
Clive W. Hollin, *Real Estate Broker*
A. J. Tousignant, *Member-At-large*

Staff Present

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

Others Present

Andrea Messina, School Board

I. Call to Order

Chairman Klein called the March 14, 2008 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 Center; roll call was taken...a quorum was present.

II. Additions/Deletions to Agenda – None

III. Approval of Minutes

ACTION: A motion was presented by Commissioner D'Aprile and seconded by Philip Palmer to approve the minutes of the January 11, 2007 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Update on Murdock Village

Administrator Bruce Loucks provided the following overview:

- The County is at a new junction; we have a great project, but not a great market.
- Strategy to date: There are two components of the project – one is the financial element where the entire site would be purchased and the County would pay off its debt from payment from a developer and from tax increment revenues (TIF). ; Second component is to redevelop the project with one master developer laying out the plan and infrastructure.
- Currently, Tax Increment Financing (TIF) is limited, because Charlotte County is the owner of the property. The County will only get tax revenues from the properties on US41 that are not under County ownership. Assuming one developer will take on the project has not worked out to date. The County has to come up with a financing strategy to retire the County's debt and then how to implement the redevelopment plan. These strategies will be discussed at the Special Board of County Commissioner's meeting to be held on Wednesday, March 19, at 1 p.m.

- Discussed how the County is going to redevelop the property...most likely there will be developers come in and begin developing different elements of the project, i.e., commercial component, the residential component and an educational component.
- The current road network will not be the one which will support the redevelopment project. However, there are some key roads which will support the redevelopment, one being Toledo Blade which is being widened to four lanes from I-75 to US41. Toledo Blade which extends from US41 to SR 776 will also be extended to four lanes. It is anticipated that this may create a "jump start" for commercial development in Murdock Village.
- The County needs to find a developer(s) to redevelop the property and buy the parcels to get it back on the tax rolls and get the project moving.
- The County will continue working on the remaining elements to get to the point of closing, which are expected to be completed by mid-summer.

Discussion ensued regarding the strategies that may be undertaken to continue the implementation of the redevelopment plan, including options to select several developers as opposed to one.

- Discussed the role of the current advisory committee.

The overall consensus/direction from the members was that they want to continue to move forward as an advisory committee and be more actively involved in the upcoming process in the development of Murdock Village by assisting in an 1) investigate, 2) evaluating and 3) advisement capacity. The Committee also requested that they receive information in a timely matter so that they can review and advise the Commission on future actions.

Considerable discussion ensued among the members. They were in agreement that dividing Murdock Village into parcels, with more than one developer, is certainly a good idea, as well as the plan to go with commercial along Toledo Blade. It was further agreed that continuing with the educational component is important.

- Spoke about what is going to be discussed at the Special Board of County Commissioner's meeting on March 19. One option that the Board may consider is the proposal that was received by Trammel Webb in July 2007 that would have them market and negotiate with individual developers on a parcel by parcel basis.

The Meeting Schedule will remain in affect. The meetings will be held on the scheduled dates unless there is nothing to discuss or if necessary special meetings may be called by the Chairman if a need arises.

- V. **New Business** - None
- VI. **Correspondence & Communication** - None
- VII. **Attorney's Comments** - None
- VIII. **Public Comments** - None
- IX. **Staff Comments** - None

X. **Member Comments** - None

XI. **Next Meeting**

The next meeting of the Murdock Village-CRAAC is scheduled for **Friday, April 11, 2008, 7:30 a.m., Room 119.**

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:10 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____