

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, July 11, 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*
Craig J. Benton, D.C., *Property Owner*
Commissioner Tom D'Aprile, *Commissioner District 1*
Andy Dodd, *Member at Large*

Members Excused

Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*
Philip Palmer, *General Contractor*

Staff Present

Debrah Forester, *Redevelopment Manager*
Derek Rooney, *Assistant County Attorney*
Dan Quick, *Public Works*
John Elias, *Public Works*
Matt Trepal, *Planner III*
Barbara D. Watkins, *Recorder*

Others Present

I. Call to Order

Chairman Klein called the July 11, 2008 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 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 Andy Dodd and seconded by Dr. Benton to approve the minutes of the June 13, 2008 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Trammel Webb Contract Status

Debrah Forester announced that the Board voted not to go with Trammel Webb at this time. She reviewed the alternative options memo (copy attached to the original minutes), noting the three options as follows and expanding on each one:

1. Do another RFP to see if there is any other interest.
2. Do nothing and wait 12 months until the market turns around.
3. Staff move forward and take on the responsibility of the developer to make the decisions on the direction for Murdock Village...with input from the MV-CRAAC followed by the BCC's final approval.

Additional Items Discussed by Ms. Forester

- Suggested inviting Owen Beisch, a real estate analysis consultant the County has utilized throughout the Murdock Village project, to the August Meeting to discuss the commercial sites.
- Meeting with internal staff scheduled for later in the day to discuss funding options for Toledo Blade, as well as advancing funds for the sewer capacity in Murdock Village. The outcome of this meeting will be presented to the BCC the end of July.
- Gateway areas and what to do with the 74 scattered lots...use them as a trade off to assemble additional property at the Gateway areas (Toledo Blade, Flamingo and Amherst). Discussion ensued.
- Murdock Village Website is going to be updated to make it clear that Murdock Village is available and anyone is welcome to submit an RFP. Will be looking at what the key component areas are should anyone be interested.

Dr. Klein asked if there are any limitations as what can be placed within Murdock Village. *Debrah Forested* said it must be consistent with the Comp Plan. There are also some limits set forth by DCA in Equivalency Matrix.

Andy Dodd requested a copy of the equivalency matrix mentioned in the memo. A copy will be forwarded to the members.

August Meeting Agenda Item: Overview of the vested rights application. *Debrah* stated there is not a lot of multi-family at this time, but with the equivalency matrix, this can be accomplished.

Review of Conceptual Plans

Debrah Forester reviewed each page of the Conceptual Plan which was included in the members' packets (copy attached to the original minutes). Some discussion ensued. It was suggested to keep the Concept Plan as the bubble plan for now

August Meeting Agenda Item: Continue discussion on the concept plan.

V. New Business

Sales Tax Extension

John Elias, Project Manager for Public Works and Dan Quick, County Engineer, appeared before the MV-CRAAC to provide a brief overview of the 2008 Proposed Sales Tax Extension which will be on the August 26 Primary Ballot.

Dan Quick provided some interesting facts as follows:

- The existing sales tax has been in place since 1994 and has generated over \$240 million.

- 53 projects have been identified since 1994 and presented to the voters. All of these projects will be completed by early 2009. The County has never failed to complete any of the projects which were promised.
- The current projects include the widening of Burnt Store Road from Zemel Road to the Lee County line; widening of Edgewater Boulevard from Harbor to Midway; widening of Midway from Elkam to Kings Highway; and widening of County Road 775 from Rotonda West Boulevard to Cape Haze Drive.
- The road projects are funded by the gas tax, impact fees, various grants and developers' agreements...no ad valorem tax is applied towards the funding of the road jobs.
- The gas tax receipts were down 5% in 2007 and is projected to be down another 10% this year, however, the sales tax helps fill this gap.
- The August 26 vote on extension of the sales tax will be another six years...January 1, 2009 until December 31, 2014. Charlotte County's share is projected to be \$108 million, and the City of Punta Gorda's share is projected to be \$10.8 million.
- 51 of Florida's 67 counties have enacted a sales tax, including Sarasota and DeSoto Counties. The sales tax is paid not only by residents, but visitors and people just passing through the County...approximately 30%.
- The projects identified for the 2008 Sales Tax Extension were developed by focus groups, community surveys, and community organizations and were approved by the BCC.

John Elias distributed a Sales Tax Extension brochure (copy attached to the original minutes) and commented on the sidewalk projects. The proposed sidewalk projects will provide connectivity around schools, recreation areas, neighborhoods and commercial centers. The School Board provides input on projected areas for around schools.

Commissioner D'Aprile asked if surveys have been sent out to the public asking them what projects they would like to see accomplished. *Dan Quick* responded no, not to his knowledge, but there have been numerous requests to speak to citizen's groups; there appears to be a lot of interest.

Dan Quick commented that the road projects are seriously needed to maintain concurrency within the County's Comprehensive Plan...hurricane evacuation routes and traffic growth.

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 will be held on **Friday, August 8, 2008, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 8:25 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____