

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, September 19, 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*  
Clive W. Hollin, *Real Estate Broker*  
Philip Palmer, *General Contractor*  
Andy Dodd, *Member at Large*

**Staff Present**

Debrah Forester, *Redevelopment Manager*  
Derek Rooney, *Assistant County Attorney*  
Matt Trepal, *Planner III*  
Kathy M. Knee, *Recorder*

**Others Present**

**Members Absent (Excused)**

Craig J. Benton, D.C., *Property Owner*

**I. Call to Order**

Chairman Klein called the September 19, 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 – Minutes of the August meeting tabled until next meeting.**

**IV. Old Business**

Outstanding Conditions: Debrah Forester reviewed the handout, Murdock Village Redevelopment Project Status Report as of September 19, 2008, which is an updated version of the report previously e-mailed to members. The list was originally prepared during Kitson disposition agreement negotiations and the items were to be completed before closing. Since Kitson's withdrawal in March, staff has continued to work through a reorganized list which eliminated items specific to Kitson. This report will be shared with the Board of County Commissioners at a Workshop on September 23 Workshop. Highlights/discussion followed which included the following:

- Demolition of four buildings in Gateway area.
- FL Supreme Court rescinded their decision about the unconstitutional ability for CRAs to issue tax increment bonds without a referendum. Good news.
- Zoning Code RFP for Core area – staff is considering using a consultant for portions of the code, such as the graphics.

**V. New Business**

September 23 BCC Workshop Items

- Concept Plan: Debrah Forester presented revised concept plans for Phase One Murdock Village Business and Technology Campus, which shows employment center, including office showroom, and coloring which reflects comp plan. Plans and pods are only conceptual and are subject to change when someone comes in and buys.
- Gateway Parcels: Debrah Forester reported the County does not have full control of the Gateway areas; they own 74 scattered lots. One of the recommendations staff will bring

forward to the BCC at the Workshop is to see if there is an opportunity to swap or combine parcels with privately held sector to create some of the gateways. Also being considered is whether it is in the county's interest to sell off some of their lots to generate funds that could pay debt or go toward Toledo Blade infrastructure. Questions and discussion followed.

***ACTION: A motion was presented by Phil Palmer and seconded by Andy Dodd to recommend to the Board of County Commissioners that the sale of lots not move forward at this time and the swapping of lots with other lots be vigorously pursued. Motion carried unanimously.***

Debrah Forester asked if the committee wanted to weigh in on the demolition of the four structures in the Gateway area. Questions were asked about the cost of demolition; staff will get information from Purchasing.

Debrah Forester asked for direction on the revised concept plan and the inclusion of the employment center which was agreed to at the August meeting. Detailed discussion ensued. Consensus was to keep it simple. The zoning code, which is not yet written, will be consistent with comp plan. Once someone buys property and begins to go through the building process, they will need to conform to zoning and comp plan regulations.

***ACTION: A motion was presented by Andy Dodd and seconded by Clive Hollin to recommend to the Board of County Commissioners that the concept plan be approved with the elimination of the lake and the type of use distinctions, which are shown on the concept plan presented at today's meeting. Motion carried unanimously.***

- Funding for Infrastructure: Debrah Forester mentioned that the BCC will be asked to approve the funding of the design and permitting of the utility lines along with the Toledo Blade improvements to be cost effective.
- Debrah Forester reported that Matt Trepal talked with Kim Corbett of the Purchasing Department and advised the cost of demolition in 2006 was \$2.40 per sq ft for a single story frame or block structure. If a new bid is needed, it will be the decision of Purchasing.

VI. **Correspondence & Communication** - None

VII. **Attorney's Comments** - None

VIII. **Public Comments** - None

IX. **Staff Comments** - None

X. **Member Comments**

Commissioner D'Aprile complimented advisory committee on the work they do. He also mentioned that an individual prospect has been talking about buying all of Murdock Village for \$113M to build a college. This item should be going before the BCC at the September 23 meeting.

XI. **Next Meeting**

The next meeting of the Murdock Village-CRAAC will be held on **Friday, October 10, 2008, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.

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**XII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:29 a.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: \_\_\_\_\_