

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, January 9, 2009 – 7:30 a.m.
County Administration Center –Room 119

Members Present

David M. Klein, M.D., *Chairman*
Andy Dodd, *Member at Large*
Suzanne T. Graham, *Property Owner*
Philip Palmer, *General Contractor*
Commissioner Robert Skidmore, *Commissioner District 3*

Members Absent

Craig J. Benton, D.C., *Property Owner*
Clive W. Hollin, *Real Estate Broker*

Staff Present

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

Others Present

Andrea Messina

I. Call to Order

Chairman Klein called the January 9, 2009 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:29 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 Suzanne Graham to approve the Minutes of the November 14, 2008 and December 12, 2008 regular meetings of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

V. New Business

Murdock Village Redevelopment Project Summary of Real Estate – Due Diligence Materials: Debrah Forester mentioned that both printed material and a jump drive is available to anyone interested in Murdock Village.

Draft Murdock Village Mixed Use Zoning Code: Debrah Forester advised that the draft Murdock Village Mixed Use Zoning Code was a very rough draft which could be used to start the discussion to move forward in changing the zoning in the core area to mixed use which would affect County owned property south of the US 41 strip. Specific design standards will not be included until a new partner is at the table.

Discussion developed with included comments and questions:

- Document is not appropriate at this time; it prohibits progress in Murdock Village.
- What is the purpose/task/mission of the Murdock Village CRA Advisory Committee – Committee should have been asked for input on this document; it is being bypassed on decision making. What is the BCC's definition of the Murdock Village CRA Advisory Committee?
- Outside consultants are not needed at this time.

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- Public input/expectations should be heard but in a structured public forum at a time that is more convenient to the public.
 - What is BCC's consensus on sale of Murdock Village – sell as a whole or parcel out? If parceling out what is their vision and guidelines?
 - Meetings:
 - Is Committee required to meet monthly? Attorney Rooney advised there is not a statutory requirement to meet monthly. Debrah Forester noted that the Redevelopment Statute doesn't require a committee.
 - If a subcommittee is formed to assist with zoning document, it could meet monthly and advisory committee could meet quarterly.
 - Purchase money mortgage is the prime sales method for large parcels; is the County able to do this? Attorney Rooney advised the County could carry paper but there could be consequences.
 - Request that Advisory Committee be kept informed about upcoming meetings with prospects.

Commissioner Skidmore noted he will discuss these comments with the County Administrator and will see about bringing this topic to the BCC at the January 13 meeting under Commissioner Comments.

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, February 13, 2009, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:13 a.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: March 13, 2009