

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Monday, July 13, 2009 – 5:30 p.m.
County Administration Center –Room B-106

(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*
Clive W. Hollin, *Real Estate Broker*
Philip Palmer, *General Contractor*

Members Absent

Andy Dodd, *Member at Large*
Suzanne T. Graham, *Property Owner*

Staff Present

Debrah Forester, *Redevelopment Manager*
Don Root, *Director, Economic Development*
Matt Trepal, *Planner III*
Al Campitelli, *Real Estate Specialist*
Kathy M. Knee, *Recorder*

Others Present

I. Call to Order

Chairman Klein called the July 13, 2009 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 5:40 p.m. in Room B-106 of the Charlotte County Administration Center. Roll call was taken; a quorum was not yet present.

II. Additions/Deletions to Agenda – None

III. Approval of Minutes – Chairman Klein tabled the Approval of Minutes until later in this meeting when a quorum is present.

IV. Commissioner Comments – None

V. Old Business

Approved Rules of Procedure - The final copy of the Rules of Procedure was distributed to Committee Members.

VI. New Business -

Drawing of Committee Member Terms: Due to lack of quorum, Chairman Klein suggested the drawing for terms be tabled until next month.

Easement Request: A copy of an Easement Request from Embarq for a fiber optic cable along O'Donnell Boulevard to service a Clear Channel (Citicaster) Tower was distributed to Committee Members. Al Campitelli, Charlotte County Real Estate Services, reviewed the documentation with the members and described the easement as going over the existing FPL easement. Discussion followed and included the following topics:

- There is a commercial value to this easement; why is there not a payment required.
- Impact of this easement or any easement on the future use and development of the property.
- FPL has both underground and above the ground easement rights; restrictions should be considered to prevent eyesores to property.
- Property description should be exactly the same as FPL's.

It was the consensus of the members to have their concerns addressed prior to further consideration. Staff noted that this will be brought back to the Advisory Committee prior to going to BCC.

Dr. Benton arrived during discussion; a quorum is now present.

Letter of Interest: A copy of The Pizzuti Companies' Letter of Interest and a Request for Information was distributed to Committee members. Don Root reported that Pizzuti is working with Perfect Game, a year round tournament baseball facility. The company has requested the County to front money through the issuance of bonds using their promise of 200,000 room nights a year as a guarantee. Although the promise has the potential of significant bed tax, the County is unable to accept. Mr. Root noted the Perfect Game project will not work as presented and consideration will not be given to this project unless Pizzuti responds

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

with an overall master developer's plan. A brief discussion followed regarding the funding of projects, which is difficult at this time, through bonding and TIF funds.

Election of Officers: Debrah Forester advised that the Chair and Vice-Chair should be selected at the next Advisory Committee meeting.

Approval of Minutes - *A motion was presented by Phil Palmer and seconded by Dr. Benton to approve the Minutes of the May 11, 2009 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

VII. Correspondence & Communication – None

VIII. Attorney's Comments - None

IX. Public Comments

Alice Esposito asked if consideration would be given to leasing a small portion of Murdock Village near the stadium; i.e., 30 year lease with a promise to build hotel or other business to complement the stadium within a certain period of time. Mr. Palmer advised that anything viable would be considered. Mr. Root agreed that hotels, restaurants and retail could work well in the area around the stadium, offers coming in are requesting the County to front the money. Ms. Esposito asked if a tax abatement could be offered; Mr. Root advised that a program is not currently available but it would be a tool that could be offered to hotel developers.

X. Staff Comments

Debrah Forester noted she will include the drawing of terms on the August Agenda along with the election of officers. Ms. Forester also mentioned the new position for the committee seat has been advertised.

XI. Member Comments - None

XII. Next Meeting

The next meeting of the Murdock Village-CRAAC will be held on **Monday, August 10, 2009, 5:30 p.m.**, in Room B-106 of the Charlotte County Administration Center.

XIII. Adjournment -There being no further business, the meeting **ADJOURNED** at 6:20 p.m.

Respectfully submitted,

Kathy M. Knee, Recorder

Approved: _____

/kmk