

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Monday, June 14, 2010 – 5:30 p.m.
Charlotte County Center Conference Room
18501 Murdock Circle, Suite 502

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

Members Present

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

Members Absent (Excused)

Commissioner Robert Skidmore, *Commissioner District 3*
Craig J. Benton, D.C., *Property Owner*
Rex Goulding, *Banking and Finance*

Staff Present

Debrah Forester, *Redevelopment Manager*
Matt Trepal, *Planner III, Growth Management*
Paul Payette, *Manager, Real Estate Services*
Derek Rooney, *Assistant County Attorney*
Simone N. Petcher, *Recorder*

Others Present

Andrea Messina, *School Board Liaison*

I. Call to Order

Chairman Klein called the June 14, 2010 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 5:30 p.m. in Suite 502 of the Charlotte County Center. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda

Ms. Forester noted that Don Root would not be at the meeting to discuss the Working Group item.

III. Approval of Minutes

ACTION: *A motion was presented by Mr. Dodd and seconded by Mr. Palmer to approve the Minutes of the September 14, 2009 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

IV. Commissioner Comments

None.

V. Old Business

None.

VI. New Business

a. Real Estate Services Department Update

Mr. Payette handed members informational sheets of letters and maps sent to hotel chains, sport stores, and large box stores. Real Estate Services was looking to spark interest among these types of companies for the Murdock Village property. Mr. Payette noted that they received correspondence back from Costco and Sheraton Hotels but they were not interested in the site. Mr. Payette also stated that his department has listed Murdock Village on Loopnet, and while there have been a number of hits, nobody with a serious interest has contacted them. Mr. Palmer mentioned that in order to bring big box companies to the area, two things are needed: an extension of Toledo Blade from North Port to Veterans and someone to pitch a deal to the companies.

b. Economic Development Working Group Update: Ms. Forester explained that the BCC and the City of Punta Gorda had appointed an Economic Development Working

Group to review incentives. They have held several meetings and one of the topics of discussions has been Murdock Village. On June 11, Mr. Root made a presentation at the joint meeting of the Board of County Commissioners (BCC) and the City of Punta Gorda regarding options for Murdock Village, including the consideration of swapping land with Murdock Village for industrial sites in other areas of the County including the Enterprise Charlotte Airport Park. She handed out copies of the Murdock Village Section of his presentation to members and announced that the next meeting of the Economic Development Working Group was scheduled for July 1, 2010 at 2pm. She reminded the committee that this meeting is open to the public and members can attend or if they choose they can forward a recommendation to the committee. On July 13, 2010 at 2 pm a joint workshop with the BCC and City of Punta Gorda will be held to discuss the recommendations from the Economic Development Working Group. Ms. Forester mentioned that both meetings are open to the public and the committee can provide comments.

There was hesitation on the part of the Committee to support the idea of a land swap, although it did not object to consideration of the concept. The entertainment district was favored over the Stout land swap, but members also pointed out its drawbacks including dividing the project into many parcels without a uniformed development. Members agreed that they would like to be notified of any news or advancements in the Murdock Village CRA prior to it being announced in the paper or before items were presented to the BCC. The committee members noted their frustration over lack of definition of their role in providing input into Murdock Village.

A motion was made by Ms. Graham that the Committee disband and was seconded by Mr. Palmer. After further discussion, Ms. Graham withdrew her motion.

In the end, the Committee felt that it could not make a clear recommendation for the Workshop. Ms. Forester reminded the Committee that they could develop their own recommendations on the future of Murdock Village and bring them forward to the BCC. There was a discussion of the current market from both a financing and demand perspective. Members suggested that they meet on a quarterly basis and Ms. Forester will send them monthly updates. The committee is also available to meet for special meetings if necessary to address any items that need action prior to the BCC discussion.

VII. Correspondence & Communication

- a. Clive Hollin Resignation – May 27, 2010 – an opening for the real estate broker position will be listed with the BCC.
- b. June 4, 2010 Memorandum from CCU: a copy of the memorandum was given to all members showing the estimated cost of improvements to reach build-out. Ms. Forester noted that the review is more positive than earlier reports from CCU and that capacity in the short-term is not an issue.

VIII. Attorney's Comments

None

IX. Public Comments

None

X. Staff Comments

Ms. Forester confirmed that the Committee will meet once a quarter unless significant developments occur, in which case all members will be notified and will decide on a

meeting time. The committee also agreed to meet at the EDO Conference Room in the future.

XI. Member Comments - None

XII. Next Meeting

The next meeting of the Murdock Village-CRAAC is scheduled for 3 months from now for September 13, 2010 in the Charlotte County Economic Development conference room, 18501 Murdock Circle, Suite 502.

Adjournment -There being no further business, the meeting **ADJOURNED** at 6:25 p.m.

Respectfully submitted,

Simone N. Petché, Recorder

/snp

Approved: _____