

MINUTES
REGULAR MEETING
MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, April 11, 2011 – 5:00 p.m.
18501 Murdock Circle, Suite 502, Port Charlotte, FL

Members Present

Suzanne T. Graham, *Chair, Property Owner*
Andy Dodd, *Member at Large*
Erik Howard, *General Contractor*
George Wester, *Real Estate*

Members Absent

Staff Present

Commissioner Stephen R. Deutsch
Kay Tracy, EDO Interim Director
Debrah Forester, Redevelopment Manager
Matt Trepal, Planner III, Growth Management
Paul Payette, Real Estate Services
John Jackson, Community Services
David Milligan, Facilities
Kathy M. Knee, Recorder

Guests

Gary Bayne
Marie LaBrosse

I. Call to Order

Suzanne Graham called the April 11, 2011 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 5:01 p.m. in Suite 502 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.

- II. Additions/Deletions to Agenda** – Debrah Forester requested that a report by Facilities and Community Services regarding what is happening at the Regional Park be added to the Agenda. Board members suggested this item be heard prior to Old Business.

- III. Approval of Minutes** - *A Motion was presented by Andy Dodd, seconded by Erik Howard and unanimously approved to accept the Minutes of the March 14, 2011 as presented.*

- IV. Commissioner Comments** – None.

Regional Park Report – David Milligan of the County Facilities Department reported on the capital project plans for a new baseball field at the western half of Murdock Village. The current Frisbee Golf Course needs to be reworked because the ballpark will take some of that land. The field will be Division 1 Minor League quality, suitable for minor league, college teams, the Snowbird tournament and senior high school players. This project will go to Purchasing this week or next. Restrooms will be the old trailer used at the tent-a-torium. A pad is being designed for a concession trailer. There will be 300 bleacher seats for fans. There will be space for lawn chairs on future berms. Portable bleachers may be used, if needed. Light use is not currently needed but electric will be set up for future use. There will be a charge of \$10 an hour for field use. The 2010 Snowbird Tournament had a \$3.1M impact on Charlotte County. This year the impact should be at least the same if not higher; teams are staying longer.

V. Old Business

PD Zoning Conditions – A draft of the Conditions for the Entire Planned Development Zoning District were forwarded with the meeting packet. Matt Trepal noted the PD will be heard at the April 19 BCC meeting. County staff and Southwest Land Developers are in agreement. The PD Zoning will implement the Community Redevelopment Plan. A developer may come to the EDO and staff will be able to work out the details or bring in other departments as needed. George Wester noted that Roger Peterson talked about the importance of a point person at the Working Group meeting. Debrah Forester is the County's point person for Murdock Village. Erik Howard stated the irrigation language is still expecting the developer to use wells. The developer is being held to a higher level and this is unfair. Mr. Howard suggested the language at Condition AA2 be stricken because the Water Management District oversees this already. Discussion followed regarding water use and commercial irrigation.

A Motion was presented by Andy Dodd, seconded by George Wester and unanimously approved to make a recommendation at the April 19 meeting to amend the language at AA2 by striking out the last sentence of the paragraph.

SLD Proposal/Agreement Update – Debrah Forester asked Gary Bayne to give an update on the project. Mr. Bayne reported that title issues are being worked through but everything is good. Paul Payette noted the County is also doing its due diligence. The process can take 12-14 months because there are wetlands on the site and regulatory agencies from both the State and Federal government will be involved.

Murdock Village CRA Advisory Committee Resolution and Rules Update – Debrah Forester mentioned that Dr. Klein sent in a note of resignation due to his time commitments. Ms. Forester also reported that the BCC will consider changes to the membership requirement and meeting schedule at the April 19 meeting. If BCC approves the changes, the vacancies to be filled will be for two members-at-large and one banking/appraisal member; and meetings will be held on quarterly basis with the annual meeting each January to set the calendar for each year. The Chair may call special meetings, if needed.

VI. New Business

Murdock Village Enhancement Zone – Debrah Forester noted a map of the proposed Enhancement Zone and Frequently Asked Questions about Florida Brownfields were forwarded to Committee Members by e-mail. Ms. Forester reviewed the information noting the section in pink is the proposed Brownfield area. Florida statutes allow for Brownfield in a redevelopment area. If new jobs are created in a targeted industry you would be eligible for incentives. This item will go before the BCC at two scheduled public hearings. This program is in place at the Enterprise Charlotte Airport Park. The Charlotte Harbor CRA and the Medical Arts District CRA are also being looked at for the Brownfield program. Requirements would include creating 10 jobs, paying taxes, and keeping jobs in place for 2 years. The consensus of the committee was to support the initiative.

2010 Annual Report – The 2010 Murdock Village Annual Report was distributed. The annual report is required by the State. Front page changes: remove asterisk and the graphic should be refitted.

VII. Correspondence & Communication – None.

VIII. Attorney's Comments - None.

IX. Public Comments – None.

X. Staff Comments - None.

XI. Member Comments – George Wester mentioned that US41 is being widened to Sarasota County and asked if Charlotte County is doing anything with its land at the gateway area on US41. Ms. Forester noted that the project is funded by FDOT and the County has provided input on the design.

XII. Next Meeting

The next regularly scheduled meeting of the Murdock Village-CRAAC will be held on **Monday, July 11, 2011, 5:00 p.m.**, at the EDO Conference Room.

XIII. Adjournment - There being no further business, a Motion was presented by Erik Howard, seconded by Andy Dodd and unanimously approved to adjourn the meeting at 6: p.m.

Respectfully submitted,

Kathy M Knee

Kathy M. Knee, Recorder

/kmk

Approved: 10/10/11