

MINUTES
SPECIAL MEETING
MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, March 19, 2012 – 5:00 p.m.
18501 Murdock Circle, Suite 504, Port Charlotte, FL

Members Present

Andy Dodd, *Chair, Member at Large*
Erik Howard, *Vice Chair, General Contractor*
Gary Bayne, *Member at Large*
Marie LaBrosse, *Member at Large*
George Wester, *Real Estate*

Members Absent

Suzanne T. Graham, *Property Owner*
Tim Shepard, *Banking and Finance*

Staff Present

Commissioner Stephen R. Deutsch
Tom Patton, EDO Director
Debrah Forester, Redevelopment Manager
Janette Knowlton, County Attorney
Derek, Rooney, Assistant County Attorney
Matt Trepal, Planner III, Growth Management
Paul Payette, Real Estate Services
Kathy Knee, Recorder

I. Call to Order

Andy Dodd called the March 19, 2012 Special Meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 p.m. in Suite 504 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – None.

III. Approval of Minutes - *A Motion was presented by Maria LaBrosse, seconded by Erik Howard and unanimously approved to accept the Minutes of the Special Meeting of February 13, 2012 as presented.*

IV. Commissioner Comments – None.

V. Old Business – None.

VI. New Business

Proposed Project – Debrah Forester mentioned a newspaper article which referred to the Main Stage project. Ms. Forester added that Jay Goldberg, a principal for the project, has put together a team and has identified 100 acres in Murdock Village. As required, a 30-day notice will need to be placed to determine if there are other proposals that should be considered. Ms. Forester summarized the Term Sheet that was part of the meeting packet. Points discussed included: 18-month option, entitlements and milestones. Monthly reports will be required during the 18-month period and if terms are not met the contract will be void. The County will ask the DCA for more commercial entitlements. Main Stage agreed to pay their proportionate share of master infrastructure plan at the end of 12 months. On March 27, a presentation will be made at the BCC meeting and the Commissioners will have an opportunity to ask questions. Gary Bayne advised that his company has received a letter of interest regarding engineering for this project. Derek Rooney noted that Mr. Bayne could be included in discussion but must abstain from voting. When asked if the County could meet its milestones, Mr. Rooney noted that this project will be brought forward to the BCC and they will decide. Tom Patton stated that an anchor tenant is needed to start an

entertainment district and this it may be this company. Gary Bayne noted there is no upfront risk to the County. **A Motion was presented by Maria LaBrosse and seconded by George Wester to support approval of the Main Stage proposal as presented.** 4-0 vote to approve; Gary Bayne did not vote.

Gateway Properties – Debrah Forester distributed two maps, one titled Murdock West Zoning and one titled Carl Johnson Proposal and she noted a map titled Murdock Village Phase 10 was included in the meeting packet. Ms. Forester explained that Mr. Johnson would like to buy a County-owned lot located behind his existing business. He would like to expand his business and would need to rezone the property if the purchase is approved. Mr. Johnson is offering \$20,300 for Lot 12 (\$2/sf.) Mr. Johnson's current location is zoned CI and the property he is interested in buying is CG. The members were asked for their opinion on whether allowing greater intensive commercial zoning was consistent with the vision for the Gateway and if the County should split up the lots it owns. Discussion followed and comments included:

- Sale would not be in the best interest of the County.
- What are the plans for the Gateway?
- Uses allowed in the US41 Overlay is more limiting than the current MV Gateway
- This would be spot zoning/spot planning.
- Low priced sale would establish a market price and would affect future sales.
- Are we business friendly?
- The offered price is very low in comparison to what the County paid for it. \$2/sf vs. \$20/sf with a building on site that has since been demolished.
- It was suggested that the property be leased but Mr. Johnson is interested in building a new facility so a lease would need to be for an extended period of time, i.e. 20 years.

A Motion was presented by Erik Howard and seconded by George Wester to not entertain Mr. Johnson offer to purchase the County property for \$20,300. 4-0 vote not to accept offer; Marie LaBrosse did not vote because she owns property in the Gateway and had a conflict.

Debrah Forester suggested the Committee might look at some of the major pieces owned by County in an effort to determine if there are properties that could be swapped, thus enabling the County to have more property in the same place. Ms. Forester also noted that the best zoning for the area needs to be determined. Derek Rooney noted that some of the County-owned lots could be used for future stormwater.

A Motion was presented by Erik Howard to only entertain offers of at least \$20/sf for the purchase of County-owned property. Motion died for lack of 2nd.

Debrah Forester will bring forward the Committee's request that an action plan for these properties be developed.

VII. Correspondence & Communication – None

VIII. Attorney's Comments - None

IX. Public Comments - Joan Fisher stated that she thought the Murdock Village discussion still seems to be piecemeal and thought a large developer with vision is needed to

determine what is going to work in that area. Ms. Fisher added that the Gateway should have a better vision because that land is important to the overall plan.

X. Staff Comments – Debrah Forester noted the 2011 Annual Report will be filed at BCC meeting on March 27.

XI. Member Comments –

George Wester asked for an update on the waterpark. Derek Rooney noted that Amerigas has had telephone conferences with the Attorney's Office and they seem receptive of an easement but have not yet formally sent a response. Gary Bayne noted that financing options are being explored.

Tom Patton advised that he has reviewed the Ripken Feasibility Study and the County has asked that the financial information be revised. Ripken is now under confidentiality.

XII. Next Meeting

The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, April 9 2012, 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 Gary Bayne and unanimously approved to adjourn the meeting at 6:02 p.m.*

Respectfully submitted,

Andy Dodd, Chair

Approved: _____



5-22-12