

**MINUTES**  
MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Monday, October 8, 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*  
Suzanne T. Graham, *Property Owner*  
Marie LaBrosse, *Member at Large*  
Tim Shepherd, *Banking and Finance*  
George Wester, *Real Estate*

**Staff/Present**

Commissioner Stephen R. Deutsch  
Debrah Forester, *Redevelopment Manager*  
Paul Payette, *Real Estate Services*  
Kathy Knee, *Recorder*  
Ian Vincent, *Charlotte County School Board Liaison*

**Members Absent**

Gary Bayne, *Member at Large*

**I. Call to Order**

Andy Dodd called the October 8, 2012 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 Suzanne Graham, seconded by Erik Howard and unanimously approved to accept the Minutes of the August 20, 2012 Special Meeting as written.***

**IV. Old Business**

Main Stage – Deborah Forester reported that Main Stage withdrew its proposal.

Infrastructure Plan – Ms. Forester noted that in light of Main Stage's withdrawal, the Infrastructure Plan was not taken to the BCC. The widening of U.S. 41 is still under discussion but has not yet been presented to the BCC.

- CDBG Grant Opportunity – Ms. Forester advised that the CDBG Grant application did not move forward because the company took exception to disclosing its financials and now the time frame to submit the grant has passed. There continues to be discussion about extending the infrastructure. Marie LaBrosse asked if CCU would be using MSBU funds for the infrastructure construction; Ms. Forester was not sure at this time.

Additional discussion took place regarding a the need for a master stormwater system plan which could be implemented as storm water banking similar to mitigation and could be done in nested areas perhaps. ERP permitting is needed.

**V. New Business**

Input on the Enterprise Zone Development Plan – A copy of the Enterprise Zone (EZ) Boundary Map was distributed with the meeting packet. Ms. Forester asked the Advisory Committee to consider input into the Enterprise Zone Strategic Plan, which is currently in the planning stages. The EZ is a 16-square mile area which includes Murdock Village. Ms. Forester asked what the Committee sees as goals for revitalizing the area, what issues may be of concern to them, and what they see as barriers to bringing in new business. The following items were mentioned:

- Getting the necessary County approvals is a problem. The County/EDO could commit to a 60-90 days turn around period within the EZ.
- A dedicated person could be assigned to work with permitting in the EZ.
- Approval process in the Zoning Department seems to be improving since Shaun Cullinan was hired. Buddy Braselton and Steve Ellis along with Shaun Cullinan have been very helpful getting extensions for stormwater in Tippecanoe.

Ms. Forester noted that the EZ goals/objectives need to be measureable. The number of permits issued could be monitored as an example of one type of measurement. The EZ Development Agency should be approved at the BCC meeting tomorrow. Information will be on the website. The EZ Development Agency is defined in State statute. Its incentives should help promote business expansion and development. EZ incentives are only for businesses within the zone. Ms. Forester explained the boundaries of the zone and the criteria to qualify an area for inclusion in the zone.

Ms. Forester asked if the Advisory Committee could support the EZ. ***A Motion was presented by Marie LaBrosse, seconded by Tim Shepherd and unanimously approved to support and promote the Enterprise Zone Strategic Plan.***

VI. **Attorney's Comments** – None.

VII. **Public Comments** – None.

VIII. **Staff Comments** – None.

IX. **Member Comments** –

George Wester asked if any money was budgeted for Murdock Village in the recent County budget process. Ms. Forester responded there were projects in the CIP for Murdock Village and there are no taxes coming in for future improvements.

Commissioner Deutsch noted that he is hopeful that improvements for the car dealership will help open the Murdock Village area. The Commissioner noted that the Ripken deal is not dead and there is talk with another waterpark.

The Business Technology Park could be Phase 1 and a plan could be proposed for BCC funding. Dan Quick is working on a road plan and the Business Park's 160 acre area. The Committee could support an investment in Murdock Village so something is shovel ready; it is quicker to modify a plan than it is to create a new ERP plan.

X. **Next Meeting**

The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, January 14, 2013, 5:00 p.m.**, at the EDO Conference Room.

XI. **Adjournment** - There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,



Andy Dodd, Chair

Approved: 1-14-13