

MINUTES

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, January 14, 2013 – 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*
Suzanne T. Graham, *Property Owner*
Marie LaBrosse, *Member at Large*
George Wester, *Real Estate*

Staff/Present

Commissioner Stephen R. Deutsch
Ian Vincent, Charlotte County School Board Liaison
Debrah Forester, Redevelopment Manager
Tom Patton, EDO Director
Paul Payette, Real Estate Services
Al Campitelli, Real Estate Services
Matt Trepal, Community Development
Kathy Knee, Recorder

Members Absent

Tim Shepherd, *Banking and Finance*

I. Call to Order

Andy Dodd called the January 14, 2013 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:02 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 Gary Bayne, seconded by Marie LaBrosse and unanimously approved to accept the Minutes of the October 8, 2012 Special Meeting as written.*

IV. Old Business

Enterprise Zone Designation – Deborah Forester reported that on January 8 official notification was received that the Enterprise Zone (EZ) was approved. Murdock Village is included in the EZ. Ms. Forester distributed and reviewed a draft brochure and asked the Committee for comments. This is a draft that will be reviewed by the EZ Development Agency later this week. When it is finalized, an electronic version will be sent to Committee members, who were asked to reach out to business owners to let them know the benefits of the EZ. Suzanne Graham mentioned she would distribute to CDBIA members. The EZ status is good until December 2015 when the State will review all EZs to see if they will sunset or continue.

V. New Business

BCC Workshop – Debrah Forester reported the BCC will hold a Murdock Village Workshop on January 29 at 1 p.m. in Room 106B of the County Administration Building in Murdock. The public is invited to attend. Ms. Forester will be attending and will report back to the Advisory Committee. An Agenda has not been finalized but will be posted to the County's website.

VI. Attorney's Comments – None.

Commissioner Comments – Commissioner Deutsch stated it is about time Murdock Village gets off the ground. It needs to be looked at in a positive way; instead of dwelling on a bad deal, make it right.

VII. Public Comments –

Joe Tiseo, a Murdock Village property owner, asked if the EZ sales tax refund could be retroactive. Ms. Forester did not think so but will check into it. Mr. Tiseo asked if there were any active projects in Murdock Village. Tom Patton advised that he is still working with Ripken and considers that active.

Kathleen Coppola asked about the status of the MSBU increases for utility infrastructure; she thought it had been approved. Both Ms. Forester and Commissioner Deutsch thought the item had been table by the BCC and to date had not been brought back for further discussion. Mr. Tiseo remembered it was

put on hold because the FDOT put its project on hold and he thought there would be a joint work permit if funds can be allocated. Equitableness needs to be considered. Discussion followed regarding the size of mains and the cost to property owners. Reuse, water and sewer are all included. It would help to have the utilities in place but the distribution of costs should be equitable. Rebate could be considered. The Committee asked that the April Agenda include a CCU Update and Cost Allocation.

VIII. Staff Comments – Debrah Forester reported that Andy Dodd, George Wester and Tim Shepherd were all reappointed to their seats by the BCC.

IX. Member Comments –

Erik Howard asked if the Committee should make some recommendations to the BCC prior to the Murdock Village Workshop. He mentioned that bullet points could include an ERP Master stormwater plan and a master utility plan. Mr. Howard noted that FDOT ponds are being sited in their original areas and asked what happened to the moves the Committee talked about at a previous meeting. Paul Payette advised that he and Dan Quick met with FDOT staff and asked for the ponds to be moved and that an easement on the land be held by the County.

Gary Bayne commented on the uses in Murdock Village. Is the goal for it to be commercial, residential or mixed use? Ms. Forester noted that the entitlements are what they have been and the Murdock Village Redevelopment Plan calls for mixed use at this time.

George Wester stated the County has had several major developers present plans for Murdock Village and in an effort to save money, these plans should be used. Ms. Forester advised that the submitted plans were for a residential community and a town center. Mr. Wester also noted he was pleased to hear Ripken is still interested in the area.

Discussion followed regarding ERPs, conceptual plans and entitlements. Conceptual (bubble) plans are no longer accepted. The environmental study would need to be updated but the County is aware of its issues. ERP permits are easy to amend, if needed.

A Motion was presented by Erik Howard, seconded by Gary Bayne and unanimously approved to recommend to the BCC that they pursue the following: a conceptual Environmental Resource Permit (ERP); entitlements; conceptual site plan refinement; and a master utility plan.

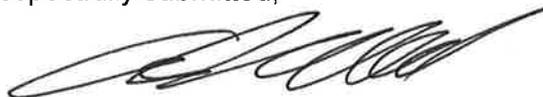
There may be a challenge with the funding of the ERP which could cost about \$800,000. The support of the BCC and the community will be needed.

X. Next Meeting

The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, April 8, 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 6:12.

Respectfully submitted,



Andy Dodd, Chair

Approved: _____

