

MINUTES

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, October 14, 2013 – 5:00 p.m.

18501 Murdock Circle, Suite 302, 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*
Tim Shepherd, *Banking and Finance*

Staff/Present

Commissioner Stephen R. Deutsch
Paul Payette, Real Estate Services
Dan Quick, Community Development
Bruce Bullert, CCU – Operations & Engineering
Debrah Forester, Redevelopment Manager
Kathy Knee, Recorder

Members Absent

Suzanne T. Graham, *Property Owner*
George Wester, *Real Estate*

- I. **Call to Order**
Andy Dodd, Chair, called the October 14, 2013 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:05 p.m. in Suite 302 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.
- II. **Additions/Deletions to Agenda** – Debrah Forester asked that an item regarding the 2014 Meeting Schedule be added under New Business.
- III. **Approval of Minutes** – ***A Motion was presented by Erik Howard, seconded by Marie LaBrosse and unanimously approved to accept the Minutes of the June 6, 2013 Regular Meeting, as written.***
- IV. **Old Business**
 - Update on Conceptual Environmental Resource Permit – Dan Quick reported that progress is being made. Currently working on Scope, fee negotiation, identifying wetlands and preparing a strategy that will be used with Southwest Florida Water Management District (SWFWMD). The wetlands have not previously been approved by SWFWMD. The field work and survey are underway. It is necessary to verify topographical information and provide SWFWMD with detailed information. The Permitting Application will be sent to SWFWMD in March 2014 and the permit should be in place by October 2014. The survey work is being done by Johnson Engineering.
 - CCU Update – Sewer Status Regarding US 41 Widening – Bruce Bullert reported that the US 41 widening plans and specs are complete. The package has been approved by FDOT and it will be incorporated in the FDOT project. The project is still on schedule and will go out to bid in July 2014. Construction should begin in the Fall of 2014. Staff will be submitting the agreement to the BCC in November for approval and signature. Permits should be in hand by the end of the year. FDOT and CCU improvements will be part of the same contract. Reclamation, potable water and sanitary sewer lines will be installed from Enterprise to the County line. At this time, no MSBU monies will be used for this project. Property owners will have to pay for the extension from the central transmission lines in the FDOT right of way to connect to their property. FDOT has a permit from SWFWMD.

When complete, US 41 properties will have access to all infrastructure provided they install the lines to connect to the main lines. SR 776 currently has all facilities so when development occurs they should be ready. CCU and Public Works has been working together. When a developer comes in, a Developers Agreement will be drawn up to take care of special needs.

- Kia Dealership – The PD Zoning Petition is tentatively scheduled for December 9 with the P&Z. Potable water is available to site; wastewater has been addressed until expansion lines are installed.
- V. **New Business** – New meeting schedule distributed. ***A Motion was presented by Erik Howard, seconded by Marie LaBrosse and unanimously approved to accept the meeting schedule.***
- VI. **Attorney's Comments** – Not present at today's meeting.
- VII. **Commissioner Comments** – None.
- VIII. **Public Comments** –
Doug and Barbara McCann asked for a brief recap of the Utilities Update. Bruce Bullert responded.

Joe Tiseo asked if after the Letter of Availability is received, will hook-up be state mandated within 365 days or will it be voluntary. Mr. Bullert noted that CCU will be looking at each area on a case by case basis. A lift station will be needed in each area. A schedule of impact fees will be on the website. Mr. Tiseo asked if any of the environmental land could be vacated. The environmental quality will be determined by an environmental consultant and reviewed with SWFWMD.
- IX. **Staff Comments** -
Tom Patton reported on the following:
 - Staff has been trying to promote Ripken for quite a while without much success.
 - Murdock Village will be promoted during an upcoming trip to Washington DC. He and Debrah Forester will be going to Select USA. There will be people/companies who are seeking foreign investment interests and site selectors. Will talk about an entertainment district and a business park.
 - Waiting for the conceptual permit to be complete and this will put Murdock Village in a better position to market.
 - Lucienne Pears also promotes Murdock Village during the events she attends and during the meetings she is able to set up with many individual site selectors.Debrah Forester noted a meeting with a residential developer.
- X. **Member Comments** –
Marie LaBrosse thanked staff for continuing to move the Murdock Village projects forward.
- XI. **Next Meeting**
The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, January 13, 2014, 5:00 p.m.**, at the EDO Conference Room.
- XII. **Adjournment** - There being no further business to come before the Board, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,



Andy Dodd, Chair

Approved: 1/13/2014