

MINUTES

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, January 13, 2014 – 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*
George Wester, *Real Estate*

Staff/Present

Commissioner Stephen R. Deutsch
Paul Payette, *Real Estate Services*
Dan Quick, *Community Development*
Al Campitelli, *Real Estate Services*
Debrah Forester, *Redevelopment Manager*
Kathy Knee, *Recorder*

Members Absent

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

I. Call to Order

Andy Dodd, Chair, called the January 13, 2014 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 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 – 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 14, 2013 Regular Meeting as written.***

IV. Old Business

- Conceptual ERP Update – Dan Quick reported that the Charlotte County Engineering Staff was authorized to begin work on obtaining the permit back in June 2013. The application will be ready for submission to SWFWMD the week of January 27, 2014. This is approximately 1½ months ahead of the anticipated schedule.
- FDOT Ponds – Paul Payette noted he provided information regarding the proposed pond site purchase by FDOT. FDOT is acquiring 9 easements. Each pond site has two smaller easements. Original offer was \$240,000 for land; negotiated amount is \$349,000. The County had suggested averaging the appraisals and asked to settle at about \$383,000 but FDOT was not agreeable to that amount. Big picture - FDOT is providing \$9M to Charlotte County for other upcoming road projects. Staff is recommending the BCC accept the offer of \$349,000. The BCC Chair has requested a recommendation from the Murdock Village CRA Advisory Committee. Discussion followed. This purchase and the road project will encourage growth in Murdock Village. The property for the ponds is about 9.3 acres. Looking at recent sales you see prices are all over the place. The extra dirt will be retained on site and available for the County's use. Ponds can be moved in the future. ***A Motion was presented by Marie LaBrosse and seconded by George Wester to recommend the BCC accept FDOT's proposal to purchase this property for \$349,000. This Motion carried 4:1, Gary Bayne opposing.*** Mr. Payette asked Commissioner Deutsch to report this decision back to the Chairman Doherty.

V. New Business

- Charlotte EDO Commercial Property Listing – Debrah Forester noted that the EDO's new website has a property listing service and staff is getting the word out to area realtors. Ms. Forester encouraged Committee Members to make use of this service or share the information with someone who may have available commercial properties.

- VI. **Attorney's Comments** – Ty Harris was not present at today's meeting. Ms. Forester noted that Mr. Harris will be the new Community Development Director.
- VII. **Commissioner Comments** – None.
- VIII. **Public Comments** – No public present.
- IX. **Staff Comments** - None
- X. **Member Comments** –
- Gary Bayne noted his disappointment in the sale price for the ponds noting that the dirt that will be excavated has good value.
 - Marie LaBrosse noted that she is happy that something is finally going to happen.
 - George Wester noted that the comps must be considered.
- Joe Tiseo arrived at the meeting at 5:15 and questioned the location of the FDOT proposed ponds because they look like they are on US41. Staff advised that the ponds are not on US41. Mr. Tiseo also noted that he negotiated with FDOT over roadway access to his store.
- XI. **Next Meeting**
The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, April 14, 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 5:25 p.m.

Respectfully submitted,


Andy Dodd, Chair

Approved: _____

4-14-2014