

CORRECTED MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
MondayWednesday, September 2, 2015 – 5:00 p.m.
Charlotte County Economic Development Conference Room
18501 Murdock Circle, Suite 302, Port Charlotte, FL 33948

(These minutes are not official until they have been approved by the Murdock Village-CRAAC.)

Members Present

Andy Dodd, *Chair, Member at Large*
Gary Bayne, *Member at Large*
Alice Esposito, *Member at Large*
Eric Loche, *Banking & Finance*

Members Absent (Excused)

Erik Howard, *Vice Chair, General Contractor*
Marie LaBrosse, *Property Owner*
George Wester, *Real Estate Broker*

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, *Redevelopment Manager*
Matt Trepal, *Community Development*
Stephen Kipa, *Real Estate Services*
Ian Vincent, *Charlotte County School Board*
Dianne Quilty, *Budget Services*
Kathy M. Knee, *Recorder*

Others Present

I. Call to Order

Andy Dodd, Chair, called the September 2, 2015 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:04 p.m. in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Port Charlotte, FL. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – Andy Dodd asked Eric Loche to introduce himself. The Committee Members and guests also introduced themselves.

III. Approval of Minutes - *A Motion was presented by Gary Bayne, seconded by Alice Esposito and unanimously approved to accept the Minutes of the January 12, 2015 regular meeting of the Murdock Village CRA Advisory Committee as written.*

IV. Old Business – None.

V. New Business

School Board Property – Debrah Forester reported on a proposal that is going to be discussed at the School Board Workshop on Tuesday, September 8. Staff has been working with a number of parties interested in the Murdock Village area. US41 is being widened by FDOT and there is an access management plan in effect. The proposed swap of properties between Charlotte County and the School Board is to accommodate some of the Counties prospects as well as to offer better access to a site for the School Board (the proposed swap site near Flamingo Road will be a 4-lane road in the future). A 30-day notice will be required if the School Board agrees to the swap.

Discussion followed regarding the benefits of the property swap. The School Board would be using the property for an elementary school, middle school or future administration building and it would be good for them to be on a main road with good access. Appraisals will be done. This is conceptual at this point. The County approached the School Board with this offer. O'Donnell (the current location of the School Board property) is not expected to break through to 776. It was mentioned that a school on a 4-lane road may slow down the traffic flow. The EDO is trying to accommodate proposals that are coming into the office. It was asked if a reverter clause would be

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put into the contract. Staff was not certain if a 30-day notice would be needed if the relocation site was to change. It was mentioned that keeping the school on O'Donnell and near the park seems to be a good fit. Deborah Forester noted that the County and the School Board do not share facilities. It was the general consensus that as soon as a responsible tax payer owns Murdock Village the better.

A Motion was presented by Gary Bayne, seconded by Andy Dodd and unanimously approved to recommend moving ahead with the conceptual lay out of the property swap between the County and the School Board with a reverter clause.

Expiration of Terms – The committee terms of Andy Dodd and George Wester expire on September 30, 2015. Andy Dodd advised he will be stepping down from the Advisory Committee. Debrah Forester noted George Wester advised he too would be stepping down. Ms. Forester asked the Committee members what their thoughts were with regard to the value of having a Murdock Village Advisory Committee since it is a struggle to keep a committee invested due to a sporadic meeting schedule and the fact that information cannot be shared by staff due to confidentiality restrictions. The consensus of the group was that having meetings on an as needed basis seems to work. Commissioner Deutsch advised that he appreciates the input from the advisory committees. Ms. Forester stated the Committee will continue to meet with quarterly and/or as needed meetings.

Joe Tiseo mentioned that the water, sewer and reuse lines are being installed along US41. The plans are slightly different than originally planned but it is moving forward.

- VI. **Correspondence & Communication** – None
- VII. **Attorney's Comments** - None
- VIII. **Public Comments** - None
- IX. **Staff Comments** - None
- X. **Member Comments** - None
- XI. **Next Meeting**
The next meeting of the Murdock Village-CRA Advisory Committee will be held on **Monday, October 12, 2015, 5:00 p.m.**, in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Suite 302, Port Charlotte, FL.
- XII. **Adjournment** - There being no further business, the meeting **ADJOURNED** at 5:41 p.m.

Respectfully submitted,



ERIK HOWARD

Approved: 1.11.2016

/kmk