

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, June 13, 2008 – 7:30 a.m.
County Administration Center –Room 106B

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

Members Present

David M. Klein, M.D., *Chairman*
Craig J. Benton, D.C., *Property Owner*
Commissioner Tom D'Aprile, *Commissioner District 1*
Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*
Philip Palmer, *General Contractor*
Andy Dodd, *Member at Large*

Staff Present

Debrah Forester, *Redevelopment Manager*
Derek Rooney, *Assistant County Attorney*
Matt Trepal, *Planner III*
Barbara D. Watkins, *Recorder*

Others Present

I. Call to Order

Chairman Klein called the June 13, 2008 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 106B of the Charlotte County Administration Center; roll call was taken...a quorum was present.

Chairman Klein introduced and welcomed new committee member, Andy Dodd.

II. Additions/Deletions to Agenda – None

III. Approval of Minutes

ACTION: A motion was presented by Philip Palmer and seconded by Craig Benton to approve the minutes of the April 4, 2008 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

ACTION: A motion was presented by Philip Palmer and seconded by Craig Benton to approve the minutes of the May 9, 2008 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Trammel Webb Contract

Debrah Forester presented the draft Trammel Webb contract (copy attached to the original minutes). The contract was originally slated to go to the BCC on May 13, 2008, however, it was continued to attempt to negotiate with Trammel Webb to see if the \$20,000/month upfront draw could be reduced or eliminated. Ms. Forester briefly commented on the following items:

- Page 3: Duties Trammel Webb would perform.
- Page 6: 12-month work plan/action plan to be completed by Trammel Webb within 90 days of notice to proceed.
- Page 7: Management Fee...pointed out the provision that if anyone was given a lease on the property as opposed to actually purchasing the property, Trammel Webb would receive a commission of 2% of the market value for that property.
- Page 8: Reduction in monthly draws for first three months from \$20,000 to \$10,000...Trammel Webb would not agree to this change. The contract will be \$20,000/month for 18 months.

Following any recommendation from the MV-CRAAC on the contract, it would then go to the BCC for a final decision.

Discussion:

Philip Palmer... spoke that he would make the recommendation to the BCC not to go forward with Trammel Webb, which he discussed in depth, stating that in his opinion there is nothing in the contract that can't be done by County staff or consultants that can be hired from the County. He asked for a specific list of items that need to be accomplished for Murdock Village, to include a timeline. When the market does shift, the County needs to be able to take advantage of it. Trammel Webb can't do anything for us that we can't do for ourselves.

Suzanne Graham...commented that Charlotte County has a lot of local people who can step up and assist/do the job; firmly feels it should be kept within Charlotte County.

Andy Dodd...commented that he has been following this project closely and feels that Charlotte County has local expertise that can do the job. It would seem that this could be handled in-house, especially at this slow time.

Dr. Benton...concur with all the comments and agrees that the County has the ability to handle this project in-house and locally; would be paying a lot of money for something the County can do.

Attorney Rooney...commented on the contract and suggested that a *Scope of Services Agreement* be attached to the contract to better define what they will be doing; as far as the contract itself, it's fine.

Commissioner D'Aprile...commented that the Trammel Webb contract should be put on hold for awhile; the time is not right now. *Commissioner D'Aprile* hears what numerous people are saying about the County having qualified people, but he can't say that our people are qualified to do what Trammel Webb can accomplish, whether we have the research ability and he is in agreement that these questions should be answered before entering into any decision. He would rather see our local community getting the money if they can do the job.

Philip Palmer made additional comments as follows:

- Qualifications of the consultants need to be reviewed very carefully.
- Trammel Webb doesn't have any depth.
- Any consultant being considered by the County should have a complete background check done on them.
- The County has a number of qualified/competent planners and engineers on staff.
- There needs to first be a vision.
- There is considerable expertise on the MV-CRAAC.
- Need a series of developers to develop different areas. There needs to be a bubble plan.

Andy Dodd...agrees with bubble plan concept; most engineering will happen when someone takes down a bubble.

Commissioner D'Aprile...clarified there are two conceptual plans in process now, one the County did and a very in-depth one that Kittson & Partners established which Sid Kittson gave to the County...this could be modified, but we don't need to do another plan; feels we have to start with commercial...begin to get Toledo Blade developed and that will attract the interest in others.

Debrah Forester commented that we also could look at the ULI plan which originally began with the property between Collingswood and Toledo Blade.

After further discussion, action was taken as follows:

ACTION: *A motion was presented by Philip Palmer and seconded by Suzanne Graham that the Murdock Village-CRAAC recommend to the BCC to not move forward with the Trammel Webb contract. Motion carried unanimously.*

Debrah Forester spoke that she understands there are two options which could be presented to the BCC when making the above recommendation which include: (1) look at just moving forward internally utilizing County staff, and (2) perform an RFP process to see if there is anyone else who might want to come and do something similar to what Trammel Webb proposed, but without the management fee.

Further discussion ensued.

ACTION: *Provide the Murdock Village-CRAAC members with all the conceptual plans as they were initiated (time series). Place on the July agenda for review.*

Additional suggestions for a plan are:

- *Look at Coconut Point mixed-use project as a possible concept for Murdock Village*
- *Bring in local developers to discuss market conditions and options*
- *Work with internal staff*
- *MV-CRAAC act as the consultants*
- *Permit and design – engineering firm*
- *Retail similar to North Port*
- *Accept a conceptual plan to move forward with*
- *Get started with Toledo Blade*
- *Need to get utilities to the site; look at capacity charges*
- *Ready source of financial funding*
- *Need to really look at impact fees; will be difficult to lure developers at current rates; need to provide an incentive; roll back*

Considerable discussion ensued regarding utilities and water lines which resulted in the suggestion to have someone from CCU come in to speak to the committee.

ACTION: *Recommendation made to have representative from CCU come in to speak to the committee at a future meeting.*

Gateway Zoning Code

Debrah Forester discussed the following:

- *What to do with the 74 scattered lots along US 41 which the County owns.*
- *Possibly swap out some of the lots with the private sector to make larger parcels for improved redevelopment.*
- *Try to maintain some of the Gateway entrance features.*
- *Look at Toledo Blade and Flamingo as a gateways into the development*
- *Possibly vacating Franklin Street to provide better depth to the Gateway parcels.*
- *When to begin meeting with the private property owners.*
- *Asked for suggestions from the committee on how to deal with the gateway.*

Considerable discussion ensued regarding the gateway areas. Further, a suggestion was made to utilize the County's real estate department to negotiate with property owners after identifying areas which need to be consolidated.

Debrah Forester will discuss suggestions with Administration.

ACTION: *Debrah Forester to prepare a goldenrod to consider the Trammel Webb Contract at the July 8, 2008 meeting. This will include the*

recommendation made by the MV-CRAAC to not move forward with the Trammel Webb contract

- V. **New Business - None**
- VI. **Correspondence & Communication - None**
- VII. **Attorney's Comments - None**
- VIII. **Public Comments - None**
- IX. **Staff Comments - None**
- X. **Member Comments**

Clive Hollin commented that since driving by the Murdock Village area, it does appear that things are beginning to happen. In his opinion, if the property was cleared out, people would drive by and immediately have a totally different view that something is going to happen and that is what the public wants to see.

XI. **Next Meeting**

*The next meeting of the Murdock Village-CRAAC will be held on **Friday, July 11, 2008, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.*

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:34 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____