

PURCHASING DEPARTMENT

PRESENTATIONS FOR RFP 2006000119

MURDOCK VILLAGE REDEVELOPMENT INITIATIVE

APRIL 14, 2006

A meeting to hear oral presentations on the Murdock Village Redevelopment Initiative Project was held at the Murdock Administration Complex in Room 119, Port Charlotte, Florida. The following Charlotte County Selection Committee members were present: Redevelopment Manager and Chair Debrah Forester, Public Works Director Thomas F. O'Kane, Jr., Community Development Planning Services Manager Thomas A. Cookingham, Parks, Recreation & Cultural Resources Project Manager David Milligan, and Metropolitan Planning Organization Director Mark Gumula, along with Purchasing Director Kimberly A. Corbett and Deputy Clerk Gail Manley. Also in attendance were Chairman Thomas G. Moore, Commissioner Matthew D. DeBoer, County Administrator Bruce D. Loucks, and Chief Deputy Board Service Tommy Q. White. The meeting was called to order at **8:32 A.M.**

Kimberly A. Corbett, Purchasing Director, explained the procedures for the oral presentation and introduced the following participants who would be involved in the Question & Answer portion: Real Estate Research Consultants Executive Vice President Owen M. Beitsch; Mark G. Lawson, Esq. with the law firm of Bryant, Miller & Olive P.A.; Real Estate Services Director J. Paul Payette; and Budget Director Raymond Sandrock.

8:30 A.M. Presentation - Kitson & Partners

The following individuals participated in presentation of their concept plan for the Murdock Village Redevelopment Initiative:

➤ Kitson & Partners

Sydney W. Kitson, Chairman & CEO

Thomas M. Hoban, Jr., President & COO

Robert Frein, Vice President, Asset Management

Charles W. DeSanti, Sr. Managing Partner

John Broderick, Vice President, Development Services

Terrence Holihen, Sr. Vice President and General
Counsel

- Morgan Stanley Real Estate Funds V, Domestic, LP (MSREF)
Michael Quinn, Executive Director
- Charlotte County Contractors Collaborative (CCCC)
Jim Sanders, President, Five Star General Contracting,
Inc./Sandstar Custom Homes
- WilsonMiller (Land Planner/Civil Engineer)
Matthew D. Horton, Landscape Architect, Urban Designer
And Manager of WilsonMiller's Fort Myers Design Studio
- Fishkind and Associates (Economic & Financial Consulting)
Dr. Henry H. Fishkind, Founder

RECESS: 9:35 A.M. - 9:50 A.M.

Question & Answer

- Plan and Approach
- Financial
- Experience

Discussion ensued on the following topics: affordable housing; school site; gopher tortoises and scrub jays; blueways; town center location and design; church sites; walk ability/bicycle/pedestrian traffic; traditional neighborhood design (TND); architectural design standards; acquisition of A-2 parcel; acquisition of U.S. 41 commercial areas; North South Corridor; neighborhood commercial; plans for intersections; environmental/lake/stormwater/park systems; traffic calming elements; Florida Gulf Coast University (FGCU) intent/expansion/commitment; functionality of roadway network; parking; transit system; construction phasing; green buildings/green concept; impact fees; funding sources; permitting; housing products; Transfer of Title /Title Insurance; TIF projections; assessment fees; and project staffing and commitment.

Mrs. Corbett thanked everyone for their participation and announced the next important date was the Board of County

Commissioners meeting on April 25, 2006 when each of the four prospective bidders would be back to give the Board 15 minute presentations, and when the Board would be reviewing the Committee's recommendations.

RECESS: 11:47 P.M. - 1:35 P.M.

Kimberly A. Corbett, Purchasing Director, explained the procedures for the oral presentation and introduced the following participants who would be involved in the Question & Answer portion: Real Estate Research Consultants Executive Vice President Owen M. Beitsch; Mark G. Lawson, Esq. with the law firm of Bryant, Miller & Olive P.A.; Real Estate Services Director J. Paul Payette; and Budget Director Raymond Sandrock.

1:30 P.M. Presentation - Stock Development

The following individuals participated in presentation of their concept plan for the Murdock Village Redevelopment Initiative:

- Stock Development (Master Developer)
 - Brian Stock, CEO
 - Claudine Leger-Wetzel, Vice President of Marketing & Community Relations
 - Len Capozza, Director of Product Development
 - Bill Bullock, P.E., Vice President of Land Acquisition & Development

- Architectural Network, Inc. (Architecture)
 - Matthew Kragh, AIA, Partner

- Banks Engineering (Civil Engineering)
 - Todd Rebol

- Miley, Gallo & Associates, LLC (Economic & Financial)
 - Lucy L. Gallo, CPA, Founding Partner

- Bradshaw & Associates (Land Planning & Landscape Architecture)
 - Taft Bradshaw, Founder

- Trifecta Construction Solutions (Environmental Consultants)
Jennifer L. Languell, Ph.D., President & Founder
- Moore & Waksler, P.L. Law Firm (Legal)
Geri L. Waksler, Esq., Partner
- Armalavage & Associates (Development Consultant)
Richard L. Armalavage, MAI

RECESS: 2:05 P.M. - 2:16 P.M.

Question & Answer

- Plan and Approach
- Financial
- Experience

Discussion ensued on the following topics: Amphitheater; Town Hall, FGCU interest; Renaissance Academy; affordable housing; school site; gopher tortoises and scrub jays; blueways; town center location and design; church sites; walk ability and trail system for bicycle/pedestrian traffic; traditional neighborhood design (TND); architectural design standards; acquisition of A-2 parcel discussion; acquisition of U.S. 41 commercial areas; neighborhood commercial; mixed use overlay amendments; plans for intersection; North South Corridor; environmental/wildlife corridor; traffic calming elements; functionality of roadway network; parking; transit system; construction phasing; green buildings/green concept; impact fees; funding sources; permitting; housing products; Transfer of Title /Title Insurance; entitlements; TIF projections; assessment fees; and project staffing and commitment.

Mrs. Corbett thanked everyone for their participation, announced the next important date was the Board of County Commissioners meeting on April 25, 2006 when each of the four prospective bidders would be back to give the Board 15 minute presentations, and when the Board would be reviewing the Committee's recommendations.

MEETING ADJOURNED: 3:30 P.M.

/gm