

COUNTY OF CHARLOTTE

Board of County Commissioners

18500 Murdock Circle

Port Charlotte, FL 33948

www.CharlotteCountyFL.gov

County Commissioners

Ken Doherty, District 1, Chairman
Joseph Tiseo, District 5, Vice-Chairman
Christopher Constance, District 2
Bill Truex, District 3
Stephen R. Deutsch, District 4



County Administrator

Raymond J. Sandrock

County Attorney

Janette S. Knowlton

Clerk of the Circuit Court

Roger D. Eaton

AGENDA

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY

February 27, 2018, 10:00 AM (or soon thereafter)

18500 Murdock Circle, Commission Chambers, Room 119

Murdock Village Community Redevelopment Agency does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Call to Order of the Murdock Village Community Redevelopment Agency and Roll Call

CITIZEN INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

Agenda Items

1. January 23, 2018 Minutes

RECOMMENDED ACTION:

Approve Minutes from MV CRA Meeting of 1/23/2018.

2. Murdock Village CRA Meeting

RECOMMENDED ACTION:

Approve setting a meeting of the Murdock Village Community Redevelopment Agency for April 24, 2018 at 10:00 a.m., or soon thereafter, in Room 119.

3. Resolution Granting Authority to MVCRA's Executive Director

RECOMMENDED ACTION:

Approval of resolution of the Board of County Commissioners of Charlotte County, Florida, acting ex-officio as the governing board of the Murdock Village Community Redevelopment Agency, adopting a resolution granting authority to the Murdock Village Community Redevelopment Agency's Executive Director and his or her designees to take any necessary act to facilitate development of properties within the community redevelopment area.

Agenda Items

Community Redevelopment Agency Agenda Item Summary

1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

2 MEETING DATE

2/27/2018 10:00:00 AM

3 REQUESTED MOTION/ACTION

Approve Minutes from MV CRA Meeting of 1/23/2018.

4 AGENDA

5 IS THIS ITEM BUDGETED (IF APPLICABLE) -

Budget Action

Financial Impact Summary Statement

Detailed Analysis Attached -

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

ATTACHMENTS:

Name:

Description:

Type:

📎 [012318_Murdock_Village_CRA_Meeting.pdf](#)

January 23, 2018 Minutes

Backup
Material

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY

JANUARY 23, 2018

A BCC and Ex-Officio as the Governing Board of the Murdock Village Community Redevelopment Agency (CRA) Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Doherty, Commissioner Constance, Commissioner Deutsch, Commissioner Tiseo, and Commissioner Truex. Also in attendance were: County Administrator Sandrock, County Attorney Knowlton, and Minutes Clerk Cash. The following members were absent: None

The Meeting was called to order at 10:12 am

CITIZEN INPUT - AGENDA ITEMS ONLY - None

Agenda Items

1. October 24, 2017 Minutes

RECOMMENDED ACTION: Approve Minutes from MV CRA Meeting of October 24, 2017.

COMMISSIONER CONSTANCE MOVED TO APPROVE THE MINUTES FROM MV CRA MEETING OF OCTOBER 24, 2017, SECONDED BY COMMISSIONER TRUEX

MOTION CARRIED 5:0.

2. Development Agreement between Murdock Village CRA and Private Equity Group

RECOMMENDED ACTION: Conduct a Public Hearing to consider a Development Agreement between Murdock Village CRA and Private Equity Group for property in the Murdock Village Community Redevelopment area. **AGR 2018-005**

Lucienne Pears, Economic Development Director gave a brief overview of the Development Agreement between Murdock Village CRA and Private Equity Group for property in the Murdock Village Community Redevelopment area and responded to Board inquiries.

Public Hearing – None

COMMISSIONER CONSTANCE MOVED TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 5:0.

County Attorney Knowlton recommended amendments to the Development Agreement and referenced the Public Hearing.

Chair Doherty discussed the Public Hearing and proposed amendments. **Commissioner Constance** inquired about proposed amendments. **Commissioner Deutsch** spoke to proposed amendments. **Commissioner Tiseo** questioned the Public Hearing. **Commissioner Truex** commented on the proposed amendments and contract language.

Attorney Geri Waksler, representing Private Equity Group, LLC discussed the contract language, Development Agreement language, and proposed amendments.

COMMISSIONER TRUEX MOVED TO APPROVE DEVELOPMENT AGREEMENT 2018-005 WITH ORDINANCE NUMBER BEING ADDED AND AMENDMENTS READ INTO THE RECORD, SECONDED BY COMMISSIONER DEUTSCH

MOTION WITHDRAWN

COMMISSIONER CONSTANCE MOVED TO TABLE THIS ITEM, RECESS THIS MEETING, AND BRING IT BACK BEFORE THE END OF THE DAY, SECONDED BY CHAIR DOHERTY

MOTION CARRIED 5:0.

RECESS: 10:22 am – 1:36 pm

Ms. Pears conveyed nothing more to add to previous discussion.

County Attorney Knowlton opined the recommended amendments to the Development Agreement.

Chair Doherty stated Motions prior to recess and spoke to Development Agreement language. **Commissioner Constance** referenced Motion, proposed amendments, and Development Agreement language. **Commissioner Deutsch** inquired about proposed amendments. **Commissioner Tiseo** commented on contract language and proposed amendments. **Commissioner Truex** discussed proposed amendments, contract language, and Development Agreement language.

Attorney Geri Waksler, representing the Applicant mentioned the Purchase and Sale Agreement language, Development Agreement language, and proposed amendments.

COMMISSIONER TRUEX MOVED TO ACCEPT DEVELOPMENT AGREEMENT 2018-005 AS WRITTEN WITH THE ORDINANCE NUMBER BEING ADDED, SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:0., COMMISSIONER TISEO ABSTAINED (FORM 8B FILED)

ADJOURNED: 1:58 pm

Kenneth W. Doherty, Chair

DATE ADOPTED: _____

ATTEST:

**ROGER D. EATON, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO TO THE BOARD
OF COUNTY COMMISSIONERS**

By: _____
Deputy Clerk

**Community Redevelopment Agency
Agenda Item Summary**

1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

2 MEETING DATE

2/27/2018 10:00:00 AM

3 REQUESTED MOTION/ACTION

Approve setting a meeting of the Murdock Village Community Redevelopment Agency for April 24, 2018 at 10:00 a.m., or soon thereafter, in Room 119.

4 AGENDA

5 IS THIS ITEM BUDGETED (IF APPLICABLE) - No

Budget Action

No action needed.

Financial Impact Summary Statement

No financial impact.

Detailed Analysis Attached - No

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

ATTACHMENTS:

Name:

Description:

Type:

No Attachments Available

Community Redevelopment Agency Agenda Item Summary

1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

2 MEETING DATE

2/27/2018 10:00:00 AM

3 REQUESTED MOTION/ACTION

Approval of resolution of the Board of County Commissioners of Charlotte County, Florida, acting ex-officio as the governing board of the Murdock Village Community Redevelopment Agency, adopting a resolution granting authority to the Murdock Village Community Redevelopment Agency's Executive Director and his or her designees to take any necessary act to facilitate development of properties within the community redevelopment area.

4 AGENDA

Consent

5 IS THIS ITEM BUDGETED (IF APPLICABLE) - No

Budget Action

No action needed.

Financial Impact Summary Statement

No financial impact.

Detailed Analysis Attached - No

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

ATTACHMENTS:

Name:

☐ [LR18-0159_RES_Resolution_granting_authority_to_executive_director_MVCRA_02.15.2018_v3.pdf](#)

Description:

Resolution

Type:

Cover
Memo

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R E S O L U T I O N

N U M B E R 2 0 1 8 -

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C O M M U N I T Y R E D E V E L O P M E N T A R E A.

R E C I T A L S

WHEREAS, the County Administrator also acts as Executive Director of the Murdock Village Community Redevelopment Agency ("MVCRA"); and

WHEREAS, the MVCRA has entered into, and will enter into, agreements to sell, purchase or otherwise develop properties within the community redevelopment area; and

WHEREAS, Board of County Commissioners, acting in its capacity as the Board of the MVCRA, recognizes that the Executive Director and his or her designees require authority to take the following actions that will not require the expenditure of County or MVCRA funds:

(a) apply or co-apply, on behalf of the MVCRA or third parties, for permits or leases to the County, the State of Florida, or, federal agencies; and

(b) reserve, amend or vacate any easement or right-of-way; and

(c) take necessary steps to close pending or future transactions.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, acting ex-officio as the governing board of the MVCRA:

1 1. MVCRA’s Executive Director and his or her designees are authorized and
2 directed, with full force and complete authority, to take the following actions so long as
3 they do not require the expenditure of County or MVCRA funds:

4 (a) apply or co-apply, on behalf of the MVCRA or third parties, for permits or
5 leases to the County, the State of Florida, or, federal agencies; and

6 (b) reserve, amend or vacate any easement or right-of-way; and

7 (c) take necessary steps to close pending or future transactions.

8 2. The authority granted by this resolution is granted upon adoption of this
9 Resolution and shall continue to be in force until the acts contemplated are complete.

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PASSED AND DULY ADOPTED this ____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA,
ACTING EX-OFFICIO AS THE GOVERNING
BOARD OF THE MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY

By: _____
Kenneth W. Doherty, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Janette S. Knowlton, County Attorney

LR2018-0159 _____