

CHARLOTTE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

May 28, 2025 – 9:00 am

18501 Murdock Circle, Economic Development Office, Port Charlotte, FL
MINUTES

Members Present: IDA Counsel - Derek Rooney, Cathy Sanders, James Coalwell, Rob Humpel, Todd Rebol, & Jeff Brown.

County Staff: Deputy County Attorney Tom David, Jordan Ray, Janet Johnson, Commissioner Stephen R. Deutsch. Absent: EDO Director Kay Tracy, Mark Odell, Maria Vastola, Kristy Sisler

Additional attendees: In person: Gary Bayne and Anthony Dubbaneh

- **CALL TO ORDER**

Chair Cathy Sanders called the May 28, 2025 meeting of the Charlotte County Industrial Development Authority to order at 12:00 pm.

- **APPROVAL OF MINUTES –**

A change was made to the March 28, 205 Special Meeting Minutes regarding the verbiage for clarification on the Town and Country Bond Application. A Motion was made by Rob Humpel, seconded by Todd Rebol and unanimously approved to accept the Meeting Minutes, with the noted changes, of the March 12, 2025 Special meeting of the Charlotte County Industrial Development Authority.

- **ADDITIONS/DELETIONS TO AGENDA** –None.

- **PUBLIC COMMENTS** (Agenda Items Only) – None.

- **TREASURER'S REPORT** – James Coalwell gave an overview of the bank accounts, verifying the interest rate is now correct.

- **OLD BUSINESS** – None.

- **NEW BUSINESS** –

- a. Letter of Interest – A letter of interest dated April 14, 2025 regarding the CCIDA owned property was received by IDA Counsel, Derek Rooney. The offer of \$800,000 for Parcel IDs 412311200002 and 412311400019, earnest money deposit of \$50,000. The buyer stated that the property will be utilized for industrial development purpose similar to existing properties in ECAP currently. After discussion, Mr. Dubbaneh asked for 120 days for Due Diligence and 180 days for closing. Earnest funds to be paid after Due Diligence.

A Motion was made by James Coalwell, seconded by Todd Rebol and unanimously approved to move forward with the discussed terms for a contract. Mr. Rooney advised there will be another IDA meeting held for review of the contract.

- **PUBLIC COMMENTS** (Any subject) - None.

- **EDO DIRECTOR'S COMMENTS** – None.

- **AUTHORITY MEMBERS' COMMENTS** – None.

The next meeting will be June 25, 2025, 2025, if needed, @ 18501 Murdock Circle, Suite #302 (Integrity Building), Port Charlotte, FL.

Meeting adjourned at 12:18 pm.

Respectfully submitted,

James Coalwell, Secretary/Treasurer
Charlotte County Industrial Development Authority

DRAFT