

**Hardee County Economic Development Council/Industrial Development Authority**  
**Regular Meeting Minutes**  
**April 9, 2013**  
**Hardee County BOCC**

<b>Jim See- IDA Chairman/EDC Vice Chairman-P</b>	Rick Justice-P	Donald Samuels-P
<b>Vanessa Hernandez- EDC Chairwoman/Vice Chairwoman-P</b>		John O'Neal-P
Dottie Conerly-A	Michael Prescott-P	Lory Durrance-P
Russell Melendy-P	Paul Roberts-A	Diana Youmans-P
Doug Jensen-P		

The meeting was called to order at 9am.

**Visiting:** Benny Albritton, Doug Knight, Arnold Lanier, Travis Bond, Robert Cole, Bryan Pelham, Lenora White, Kenny Lambert, Bo See, Brian Samuels, Dustin Jurman, Matt Smith, Ernie Ziglar, Greg Witt, Conshirl Adams, Kevin Denny, Kenneth Conklin, Mile Judah, James Scrivener, Stan Pelham, Angela Crist, Mary Jane Stanley, Terry Johnson, Bob Gray, Trent Green, Margaret Alsop, Eric Rosenthal, Mike Dolge, Dennis Dyer and Brian Patterson.

**County Attorney:** Ken Evers

**County Commissioners:** Mike Thompson, Colon Lambert, Grady Johnson and Sue Birge

**Press:** Michael Kelly

**Staff:** Bill Lambert, Sarah Pelham, Kristi Schierling and Krystin Chapman and Casey Dickson(Chamber of Commerce)

**Agenda:** Mike Prescott made a motion and was seconded by Russ Melendy to approve the agenda with the changes. Motion passed unanimously.

**Minutes:** Russ Melendy made a motion and was seconded by Mike Prescott to approve the minutes as printed. Motion passed unanimously.

***Item 1-Prayer Resolution***

Public bodies have been adopting prayer resolutions. Director Lambert thought it would be appropriate if our Board did the same.

Lory Durrance made a motion and was seconded by Russ Melendy to direct Attorney Evers to make necessary changes to the resolution recently done by the BoCC to reflect the IDA. The IDA would rely on the BoCC list for pastors. Motion passed unanimously.

***Item 2-USF Phase 2 presentation***

Phase 1 has been completed and was presented to the Board late last year. Staff from USF-FIOG was here to present phase 2 to the Board. They went over some of the next steps that would be done and the scope of work. The presentation is on file at the IDA office.  
There was no action taken on this today.

***Item3-Florikan presentation***

This company is presently located in Sarasota and is looking to move. Florikan distributes controlled release fertilizers and they have developed 2 patented fertilizers. Florikate was invented by Florikan with the assistance of the NASA funded Space Alliance Technology Outreach Program. An estimated 20-30

employee working out of the Hardee County facility and have 15k tons sold annually. Their need for relocation is because they have outgrown their space, have no rail access and no skilled workforce. They need 100k-120k square foot facility, with room for expansion, and future access to rail. Rick Justice made a motion and seconded by Russ Melendy to allow the Chamber of Commerce to vet Florikan and come by with a report to the Board. Motion passed unanimously.

***Item 4-Access My Office presentation***

Kenneth Conklin came before the Board and presented his company to them. He provides complete corporate IT for the small business.

Doug Jensen made a motion and was seconded by Russ Melendy to turn this over to the Chamber of Commerce to be vetted and to come back next month with a report. Motion passed unanimously.

***Item 5-National Solar update***

James Scrivener came and gave an update to the Board. Board of County Commissioners signed a Developer's Agreement in November 2011 with National Solar to build the first solar farm in Hardee County. National Solar has accomplished the Interconnection Study with Duke Energy and executed the Interconnection Agreement with Duke Energy. They hope to start construction in the fourth quarter of this year. Two more environmental studies will be done as well. National Solar has secured project financing for 100%.

***Item 6- Authorization for transfer of Command Center***

Director Lambert informed the Board that the IDA needed to go ahead and transfer the Command Center to the BoCC.

Donald Samuels made a motion and was seconded by Lory Durrance to authorize the transfer of the Command Center to the BoCC. Motion passed unanimously.

***Item 7- Commerce Park Culvert Replacement***

Director Lambert let the Board know that the culvert on the south end of the Commerce Park needs to start being developed.

Rick Justice made a motion and was seconded by Doug Jensen giving authorization to move forward with the culvert replacement. Motion passed unanimously.

***Item 8-EDA Grant Requests***

The IDA will be submitting requests to the EDA for funding this cycle. We will have three of them. A request for \$2 million for a spec building, 500k for further development of the water/sewer corridor, and \$150k for EDC funding. We will come back to the Board next month to get approval for the submission of the applications.

***Item 9-Continuum Labs update***

Travis Bond gave his monthly update to the Board. Everything is moving forward. Caresync Mobile is in development. Mr. Bond spoke at the High School recently and had a student inquire about interning. This student is now interning at Continuum. A new app, Dashed Pro iConstructors, is in the works as well.

Casey Dickson reviewed the draw request with the Board. Casey Dickson, Ken Evers and Vanessa Hernandez met the week before with Travis Bond and did a 6 month review. Casey Dickson will come back to the Board next month with that report.

***Item 10-Project Updates***

Sarah Pelham informed the Board of the cost related to TechRiver building. It is essentially complete. The IDA has spent \$ 282,568.34 in renovating the building. A full close out report will be given next month.

Vanessa Hernandez brought up the discussion of possibly allowing non-technology companies being tenants at the Tech Park. The Board has discussion that it should any non-technology tenants should be at will. If a technology company wants to move in, we would give the non-technology company ample notice to move out. Rent would be charged at \$10 sq. /ft.

Doug Jensen made a motion and was seconded by Russ Melendy to approve the rent at \$10 sq/ft for at will tenants. Motion passed unanimously.

Lory Durrance made a motion and Rick Justice seconded the motion to adjourn the meeting.  
Adjourned at 1:02 pm.