

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
December 17, 2013
Hardee County BOCC

Vanessa Hernandez- Chair-P
Russ Melendy- Vice Chair-P
Dottie Conerly-P
Jim See -P
Monica Reas-P

Donald Samuels-P
John O'Neal-A
Michael Prescott-P
Gene Davis-P

Doug Jensen-P
Horst Witschonke-P
Lory Durrance-P
Diana Youmans-A

The meeting was called to order at 8:30am.

Visiting: Travis Bond, Robert Cole, Rhonda Cole, Denise Hamilton, Charlie Cox, Lenora White, Pam Belflower, Bob Belflower, Stan Pelham, Benny Albritton, Randy Dey, Henry Kuhlman, John Schneider, Greg Witt, Vicky Rogers, Aaron Nadaskay, Carl Webb and Mike Carter

County Attorney: Ken Evers

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

Press: Michael Kelly

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

Agenda: Director Lambert added a second item to Continuum Labs. A motion was made by Gene Davis and seconded by Doug Jensen to approve the agenda as printed. Horst Witschonke voted no. Motion passed.

Minutes: A motion was made by Mike Prescott and seconded by Doug Jensen to approve the minutes. Horst Witschonke voted no. Motion passed.

Commission Chambers Modification

A diagram was provided to show the Board of the possibly new layout of the Commission Chambers. Since we utilize the boardroom every month and have such a large board, it was thought to make better provisions to accommodate everyone and to make better presentations. Cameras would also be modified to record our meetings and live stream. Clerk of the Court, Vicky Rogers, let the Board know that she is meeting with BIS this afternoon to work on the details.

A motion was made by Donald Samuels and seconded by Russ Melendy to appropriate up to 15k for the BOCC to make modifications with the cameras included. Motion passed unanimously.

Incubator/Accelerator

The building is set to close this week. We will be seeking to change the zoning of the property to Industrial PUD zoning. This will take up to April for the process to be complete. There was a Phase 1 done on the building, but it was about to expire. We went ahead and did our own Phase 1 on the building. A phase 2 was also done. Asbestos and lead based paint were found on the property. The building will close at the appraised value of \$493K. Director Lambert noticed the Board of intending to close on the property.

CliftonLarsonAllen(CLA)-Engagement Letter for Continuum Labs

The engagement letter was provided at last month's meeting so the Board would have plenty of time to review it. Mike Carter, who is with CliftonLarsonAllen, was here to answer any questions related to the letter. This is not an actual audit but an agreed upon procedures. It is a review of the contract to determine if Continuum Labs met all of their obligations. Discussion was had regarding the sampling of 25% of the draw requests. Some Board members wanted all items on all the draw requests reviewed. Mr. Carter stated that CLA doesn't normally sample all 100% but will do what the Board wishes and noted that the price and time of review will increase.

A motion was made by Donald Samuels and seconded by Horst Witschonke to approve the engagement letter with the change of 25% to 100% on section 8 of the letter. The vote was 9-2 with the motion failing.

A motion was made by Horst Witschonke and was seconded by Donald Samuels to conduct a forensic audit of Continuum Labs. The vote was 9-2 with the motion failing.

A motion was made by Jim See and seconded by Mike Prescott to approve the engagement letter as is and have Mike Carter come back with the costs of doing the sampling at 50%, 75% and 100% along with the timelines of each. Horst Witschonke voted no. Motion passed.

Preparation of Minutes- Presentation

Kristi Schierling, Office Manager for the EDO, gave a presentation related to the preparation of meeting minutes. Questions and issues have been raised related to the meeting minutes and this presentation was done to show how the minutes are prepared. A copy of the presentation is on file at the EDO office.

Director's Report

The culvert pipe has been installed. Moving of the dirt will occur in the next couple of weeks. The dirt will be moved from the retention pond to the slab adjacent to the PFM and Florikan buildings.

A motion was made by Donald Samuels and seconded by Gene Davis to authorize Director Lambert to get bids for the moving of the dirt. Motion passed unanimously.

PFMan equipment has been installed. Director Lambert hopes to have the January or February board meeting in their building.

A motion was made by Doug Jensen and seconded by Dottie Conerly to have all comments and questions from Horst Witschonke about PFMan's business plan, vetting, the floor in the building and any historical issues that continue to be raised, a dead subject. The motion passed 9-2 with Horst Witschonke and Donald Samuels voting no.

A proposal for Professional Civil Engineering Services by Hunter Engineering was included in the agenda packet. It is for the site development of Lot 13 in the Commerce Park.

A motion was made by Donald Samuels and was seconded by Mike Prescott to approve the proposal from Hunter Engineering for Lot 13.

Continuum Labs

Casey Dickson let the Board know that staff has been meeting with different consultants and have toured different types of Incubators to come up with our own Policies and Procedures and ways to market related to Tech River and also the Incubator/Accelerator. Casey Dickson hopes to come back to next month's meeting with some type of proposal or bids with Ken's direction.

Travis Bond was here to give his monthly update. There are over 120 organizations in the sales pipeline. He and his team are still meeting with different VC firms.

Financial Report

Sarah Pelham reviewed the EDC financials from the previous month. She noted that the EDC submitted a request to the EDA.

Sarah Pelham also reviewed the IDA financials from the previous month noting that there is 41k listed under the Incubator line item that should actually be listed under Commerce Park expansion.

A motion was made by Gene Davis and seconded by Doug Jensen to accept the financials contingent on the amending of the line item in the IDA financials that was noted by Sarah Pelham. Horst Witschonke voted no. Motion passed.

Meeting was adjourned at 12:08 pm by a motion from Lory Durrance and a second from Jim See. Motion passed unanimously.