

**Hardee County Economic Development Council/Industrial Development Authority**  
**Regular Meeting Minutes**  
**February 12, 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-P	Diana Youmans-P
Doug Jensen-P		

Chairman See called the meeting to order at 9am.

**Visiting:** Casey Dickson, Greg Witt, Frank Kirkland, Brian Pelham, Bo See, Kenny Lambert, Ernie Ziglar, Bryan Samuels, , Travis Bond, , Courtney Larned, , Robert Cole, Matthew Smith and Lenora White.

**County Attorney:** Ken Evers

**County Manager:** Lex Albritton

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

**Press:** Michael Kelly

**Staff:** Bill Lambert, Sarah Pelham, Kristi Schierling and Krystin Chapman.

**Minutes:** Rick Justice made a motion to accept the EDC minutes and seconded by Russ Melendy. Motion passed unanimously.

**Agenda:** The agenda was approved as printed.

***Item 1-City of Wauchula Annexation Agreement-Tech River building***

Russ Melendy made a motion to accept the agreement and was seconded by Vanessa Hernandez. Motion passed unanimously.

The City of Wauchula has asked the IDA to sign this agreement. We are outside the City's physical limits but in the event that we are annexed in, we will not oppose it.

***Item 2-IDA Bank Account***

Rick Justice made a motion and was seconded by Vanessa Hernandez to open a regular business checking account to be used for distributing Mosaic moneys and execute any and all documents related to such. Lory Durrance abstained. Motion passed.

Discussion was held regarding opening a new Mosaic account. Since our current account is federally regulated to 6 transactions per month it is limiting us in dispersing money. With opening a regular account we will be able to transfer a lump sum to disperse.

***Item3-Corridor Development***

Rick Justice made a motion and was seconded by Paul Roberts to table this decision until next month's meeting so everyone has a chance to review the contract. Motion passed unanimously.

Director Lambert met with the 3 cities, Lex Albritton, Terry Atchley and Park Winter recently to discuss the corridor development. They all agreed that the fastest way to get this moving forward is to use Polk County's contract that they have with Killebrew. More discussion will be held at next month's meeting.

#### **Item 4-Mosaic budget amendments**

Vanessa Hernandez made a motion and Diana Youmans seconded the motion to approve the amended budget. Motion passed unanimously.

Sarah Pelham addressed the Board about 2 amendments to the Mosaic budget. A column was added to show how much the BOCC has received. Director Lambert noticed an error and it will be corrected. A second column was also added to show the Communication Coordinator's position. This money was already paid out this fiscal year to the EDC for Krystin Chapman's salary.

#### **Item 5-Continuum Labs/Tech River update**

Casey Dickson presented the draw request to the Board and answered any questions that they had. Matthew Smith gave a presentation to the Board showing what he has been working on since becoming a Continuum employee. Travis Bond then gave his monthly update. They have hired 2 new people and Caresync went live on last Friday in a new Beta version. They will be moving into their new building this week and have the grand opening next month. Caresync will also launch next month as a paid service. Hardee County residents can use Caresync for free.

#### **Item 6- Tech River Technology Park leases**

-Doug Jensen made a motion and it was seconded by Mike Prescott to allow Attorney Evers make the changes discussed today and authorization for the Chairman sign the lease. Motion passed unanimously. A template for the lease for Rapid Systems was presented. They will be charged \$10 per square foot. It will be \$36,000/year. Rapid Systems will have all of the upstairs. One of the board members brought up some questions regarding the contract. They feel that the language regarding the credit for the employment of 10 people needs to be changed. We need to check with the Department of Revenue regarding taxes on the rent payment if we give them a credit for the 10 jobs.

Attorney Evers has come up with the following language for the contract:

*"The rent will be based on a gross rate of \$36000/year (\$3000/monthly), adjusted monthly by quarterly UTC 6 submittals (accompanied by company affidavits certifying the primary employment location of each employee for which rent reduction is applied) for up to 10 employees for an amount of \$150/month each. Upon receipt of proof of employment for the previous period rent will be adjusted accordingly for the ensuing period. The initial period rent computation will be based on employer affidavit and adjusted, if necessary, after the first reporting period. Sales taxes will be computed on the adjusted gross monthly rent."*

-Doug Jensen made a motion and was seconded by Mike Prescott to allow Rapid Tech free rent for the remainder of 2013 then be charged \$10 sq/ft the following years. Motion passed unanimously. The Board held discussion related to the lease for Rapid Tech. There was talk about giving them a discount on rent for their services to the building. They know how the building is wired and have great knowledge of the building. Another idea was to give free rent for the remainder of the year to see what the maintenance costs of the building are and then start charging the following year.

-Doug Jensen made a motion and was seconded by Paul Roberts to increase Continuum Labs funding and then charge \$10 per sq/ft.

***Item 7- Tech River furniture***

Doug Jensen made a motion and was seconded by John O'Neal to allow the director to pick the lowest and best bidder of the 3 quotes. Donald Samuels voted no. Motion passed.

Two quotes were presented for the furniture for the common areas of the building. Three were requested but we had not received the third by the time of the meeting. The furniture that is purchased will belong to the IDA.

***Item 8- Economic Development Performance Report***

Vanessa Hernandez made a motion and was seconded by Doug Jensen to approve the list with the addition of Rapid Systems and to come back before the Board as needed with any changes. Motion passed unanimously.

Casey Dickson reviewed with the Board the list of projects that we will be submitting to USF-FIOG for them to conduct the Economic Development Performance report. The board decided to go ahead and add Rapid Systems to that list.

***Item 9- Mosaic funding presentation***

This item was not discussed due to the lack of time. The presentation will be presented to the BOCC on February 21<sup>st</sup> and will be emailed out.

***Item 10- Project Updates***

Paul Roberts made a motion and was seconded by Doug Jensen authorizing the purchase of equipment to bring a signal into the Tech River building. Motion passed unanimously.

Paul Roberts made a motion and was seconded by Doug Jensen to accept Rapid Systems bid for initial bandwidth to the building with an obligated amount of monthly consumption to include up to 250 Megs. Motion passed unanimously.

Two quotes were received for broadband service for Tech River Park, Rapid Systems and Centurylink. The prices included the installation of 500 Mbps of broadband service to the building with the capability of expanding to 1 gig.

***Item 11- Financial Report***

Rick Justice made a motion and was seconded by Doug Jensen to accept the financials for the EDC. Motion passed unanimously.

Doug Jensen made a motion and was seconded by John O'Neal to accept the financials for the IDA. Motion passed unanimously.

Attorney Evers made an announcement to the Board. He and Director Lambert had a telephone conference with Marilyn Rosetti from the Auditor General's office. In their discussion it was determined that the IDA should seek an Attorney General's opinion regarding finding #1 in the operation audit findings which reference Florida State Statute 159. Attorney Evers wanted to seek advice from the Board if this was something that they wanted to pursue. He did advise them that it could be weeks before they get an opinion from the Attorney General.

-Rick Justice made a motion and was seconded by Doug Jensen to authorize Attorney Evers to seek an Attorney General opinion regarding finding number 1. Motion passed unanimously.

Attorney Evers said he would draft a letter and bring it back before the Board before it is sent to the Attorney General.