

**Hardee County Economic Development Council/Industrial Development Authority**  
**Regular Meeting Minutes**  
**March 12, 2013**  
**Hardee County BOCC**

<b>Jim See- IDA Chairman/EDC Vice Chairman-P</b>	Rick Justice-A	Donald Samuels-P
<b>Vanessa Hernandez- EDC Chairwoman/Vice Chairwoman-P</b>		John O'Neal-P
Dottie Conerly-P	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, Henry Kuhlman, Doug Knight, Park Winter, Arnold Lanier, Travis Bond, Dave Brown, Diane K., Horst, Robert Cole, Carl Saunders, Bryan Pelham, Lenora White, Kenny Lambert, Stan Pelham, Cynthia Paxton, Lavon Cobb, Frank Kirkland, Mike Rouse, Mike Deeson and Channel 10 cameraman, Steven Southwell, Dr. Armaghini, Tip Fowler, Mark Vignovic, Bo See, Bryan Kornegay, Brian Samuels, Dustin Jurman, Fred Jahna, Linda See and Terry Atchley.

**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:** Director Lambert added to the agenda. Krystin Chapman will give a brief marketing update and the Economy Building Strategy will be moved to next month and Casey Dickson will give the Mosaic presentation in its place.

Doug Jensen made a motion and was seconded by Mike Prescott to approve the agenda with the changes. Motion passed unanimously.

***Item 1-EZProducts***

Dave Brown came to let the Board know how his business was doing. He has hired 3 more people and is getting ready to expand. He will then be hiring 2 more people. His new location is at 612 North Florida Avenue and has invited everyone to come and check it out.

***Item 2-Mosaic Funding Presentation***

Casey Dickson presented the rough draft to the IDA board. This will be presented to the BOCC at their next meeting. Casey Dickson went through the slides and reviewed the history of the Mosaic Agreement, the payment allocations, developer utilization, and overriding philosophy. She then went through the projects and their statuses.

***Item3-EDA Grant Modification***

During the Auditor General Audit it was noted the EDA reimbursed the IDA for a Distance Learning and Telemedicine Grant that possibly should not have been included. The EDA decided to amend their grant to the IDA to include the Distance Learning and Telemedicine Grant. A modification was done and needs Chair See's signature.

Lory Durrance made a motion and was seconded by Doug Jensen to approve the EDA grant modification and have the Chairman sign. Motion passed unanimously.

***Item 4-JDC Phosphates***

JDC Phosphates came to the IDA board today to seek funding to perform laboratory test on J-Rox aggregate to determine its basic physical, chemical and mechanical properties and conduct field demonstrations in Hardee County to evaluate its engineering applications. J-Rox lightweight aggregate is a companion product to the phosphoric acid which is produced through the Improved Hard Process. J-Rox is a man-made aggregate.

Donald Samuels made a motion and was seconded by Doug Jensen to authorize the funding of \$200,000 to JDC Phosphate to prove the reliability of the aggregate by-product. Motion passed unanimously.

***Item 5-Communications Policy***

Vice-Chair Hernandez thought it would be beneficial for the Board and staff to have a workshop to go over all the policies and procedures, oversight and Sunshine Law. We will try to get the gentleman that does the Sunshine Law workshops for the city to attend our meeting and give us a review of the Law. Diana Youmans made a motion and was seconded by Russ Melendy for the staff to coordinate a date for the workshop to discuss the items mentioned today.

***Item 6- Utilities Construction Services Update-Corridor Development***

The contract for Construction Services that Polk County has, had been previously emailed to the Board members to be reviewed for today's discussion. Director Lambert let they board know that they could authorize him to develop an RFP or to go ahead and "piggyback" on the contract that Polk County currently has with Killebrew. Developing such an intricate RFP for this type of service would take time and everyone would like to get the Corridor Development moving along. Director Lambert also suggested that we could take this contract as a guideline for developing an RFP but we may not get exactly what we need.

Doug Jensen made a motion and was seconded by Vanessa Hernandez to approve the "piggyback" on the contract that Polk County has with Killebrew for the Utilities Corridor Development. Motion passed unanimously.

***\*\* Chair See turned the meeting over to Vice-Chair Hernandez for this portion of the meeting since he may have a conflict. \*\****

***Item 7- Continuum Labs/TechRiver***

Cynthia Dellepere-Paxton, an employee of Continuum Labs, gave a presentation to the Board showing them what she does and how much she has learned in such a short time of being employed there.

Travis Bond gave his monthly update to the Board as well. He reviewed his progress plan and showed what had been completed and let the Board know that some are still in the stage of moving forward. He has hired a new employee and has met with 2 large companies.

Casey Dickson came up and answered any questions that the Board had regarding the draw request.

***Item 8-FRBA***

FRBA (Florida Rural Broadband Alliance) has asked the IDA to intercede in the transfer of assets to Rapid Systems. We have initiated the closeout of Rapid Systems with CliftonLarsonAllen. Director Lambert advised the Board that they should wait to do the transfer of any assets to Rapid Systems until the closeout audit is complete and there are no issues. Director Lambert also advised the Board that the IDA should stay out of the issues between FRBA and Rapid Systems.

***Item 9- BioNitrogen Update***

Bryan Kornegay was here to update the Board with the status of his company. BioNitrogen has signed an agreement with CF Industries to receive their woody biomass. They have completed their Conceptual Engineering and Feasibility study and have closed on an additional 566 acres. They are coming back before the Board today to ask if the IDA will amend the grant award to release the funds early for the rail spur so they can be reimbursed for money spent on rail cost thus far for engineering.

Vanessa Hernandez made a motion and Mike Prescott seconded to table this discussion until the IDA Board can determine an acceptable solution. Motion passed. Donald Samuels abstained.

***Item 10- Project Updates***

Written project updates were provided by separate email and attached to minutes as informational item.

***Item 11- Financial Report***

Sarah Pelham reviewed the financials with the Board.

Vanessa Hernandez made a motion and was seconded by Doug Jensen to accept both the EDC and IDA financials. Motion passed unanimously.

Donald Samuels made a motion and Dottie Conerly seconded the motion to adjourn the meeting.

Adjourned at 1:02 pm.