

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

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

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

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

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

Visiting: Travis Bond, Robert Cole, Rhonda Cole, Michael Flowers, Denise Hamilton, Donna Doubleday, Charlie Cox, Lenora White, Pam Belflower, Bob Belflower, Rhonda Cole, Stan Pelham, Abel Hernandez and Wendell Cotton.

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Grady Johnson and Colon Lambert

Press: Michael Kelly and Jim Kelly

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

Agenda: A motion was made by Gene Davis and seconded by Diana Youmans to approve the agenda as printed. Motion passed.

Minutes: A motion was made by Jim See and seconded by Gene Davis to approve the minutes. Horst Witschonke voted no. Motion passed.

Hunter Engineering- Proposal to provide civil engineering services for Florikan

Hunter Engineering will be providing all of the civil engineering for Florikan. The proposal for the service was attached in the agenda packet.

A motion was made by Donald Samuels and seconded by Diana Youmans to approve the proposal and move forward. Motion passed unanimously.

USF Performance Report-Acknowledgment of Report

The USF staff and Impact Data staff from Texas were unable to attend this month's meeting due to scheduling conflicts. Director Lambert suggested having a workshop to discuss the report. Staff will get together some dates for the workshop.

RFP for Accounting Services-Authorization to move forward with RFP process

Director Lambert announced to the Board that it is now time to begin the process of developing an RFP for accounting services. Wicks, Brown supplied a template for the RFP. Staff will begin developing the RFP with Attorney Evers reviewing it.

A motion was made by Gene Davis and seconded by Jim See to authorize staff to move forward with the RFP subject to attorney review. Motion passed unanimously.

Florikan contract-Approval and authorization to sign

The bullets that were presented at last month's meeting have been placed into the contract. Attorney Evers reviewed the contract with the Board. The word "manufacture" will be removed from the description on the first page. The legal description will also be added to the contract. A few highlights of the contract were noted. This is a 10 year lease starting in the 1st quarter 2016. There will be a 100k deposit.

Gene Davis made a motion and was seconded by Diana Youmans to approve the correct and authorize the Chair to sign. Motion passed unanimously.

Budget Amendments

Charlie Cox, from Wicks, Brown and Williams, came before the Board to present the budget amendments for FYE 2013. These amendments will true up the budget to accurately reflect what was spent or received in. These amendments were for the General and Mosaic fund. A copy of each funds amendments are on file at the EDO office.

Jim See made a motion and was seconded by Gene Davis to approve the Mosaic Fund amendments as presented. Motion passed unanimously.

Jim See made a motion and was seconded by Diana Youmans to approve the General Fund amendments as presented. Motion passed unanimously.

Hardee County Commerce Park Expansion

Director Lambert has met with BJ Haney and Kevin Denny from the County's Planning Department. The section of the Commerce Park that is being expanded will have to be rezoned and it precludes the housing. They can be grandfathered in. We will only be allowed to maintain the homes. We cannot do improvements to the homes.

When we reach the water/sewer phase in the new section of the Commerce Park, we will discuss working with the County to extend it.

The culvert crossing is moving along as well.

Continuum Labs

Travis Bond was here to give his monthly update to the Board. He announced that they are continuing to pick up users. The Board was told that he has \$ 2MM in proposals in the pipeline. Mr. Bond also spoke to the Board letting them know that he is having daily meetings with additional VC firms and is working on due diligence with 2 VC firms. A copy of his report is on file at the EDO office.

Director's Report

Incubator- The contract has been submitted. We have ordered our appraisal and it should be ready any day now. There is a Phase 1 on the property. The fill line design is moving forward and an RFP will be done to construct the fill line. Architectural services are being procured.

JDC Phosphates- Director Lambert toured the facility last week. The plant started today.

PFM- Director Lambert spoke to Space Florida last week. They had apologized for not having the paperwork executed for the equipment. Because of the delay, the equipment has been pushed back to being here sometime between now and December. Director Lambert has also been told that there has been 18 hires.

Rapid Systems- A meeting is being set up with Dustin Jurman, Denise Hamilton, Attorney Evers and Rapid Systems' attorney.

CliftonLarsonAllen- A draft engagement letter was provided to the Board to review related to the audit of Continuum Labs. Changes could be made if necessary. Approval will be done at next month's meeting.

Financial Report

Sarah Pelham reviewed the EDC financials from the previous month.

Donald Samuels made a motion and was seconded by Diana Youmans to approve the EDC financials. Motion passed unanimously.

Sarah Pelham then reviewed the IDA financials from the previous month.

Donald Samuels made a motion and was seconded by Jim See to approve the IDA financials. Motion passed unanimously.

Meeting was adjourned at 11:17am by a motion from Gene Davis and a second from Diana Youmans. Motion passed unanimously.