

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
April 8, 2014
Hardee County Utilities Dept.

Vanessa Hernandez- Chair-P
Gene Davis- Vice Chair-P
Dottie Conerly-P
Jim See -P
Horst Witschonke-P

Donald Samuels-P
John O'Neal-P
Michael Prescott-P
Diana Youmans-P

Doug Jensen-A
Monica Reas-P
Lory Durrance-P

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

Visiting: Robert Cole, Rhonda Cole, Benny Albritton, Randy Dey, Melissa Hayes, Scott Tappin, Michael Flowers, Stan Pelham, Wendell Cotton, Frank Kirkland, Russ Melendy, PFM Staff, Shawn Okun, Johnny Terrel, Kenny Lambert, Travis Bond, Henry Kuhlman and Casey Dickson.

County Attorney: Ken Evers

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

Press: Michael Kelly and Jim Kelly

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

Agenda: Director Lambert asked that the Board add PFM to the project updates. Roof tile removal task order and website analysis also be added to the agenda.

Mike Prescott made a motion and was seconded by Dottie Conerly to approve the agenda with the additions to the agenda. Motion passed unanimously.

Minutes: A motion was made by Gene Davis and seconded by Dottie Conerly to approve the minutes. Motion passed unanimously.

Rules of Procedure

Kristi Schierling came before the Board and reviewed the newest draft of the Rules of Procedure. Attorney Evers had reviewed the document as well and made just a few minor changes and additions. These were went over by Kristi Schierling. Some comments were made regarding section 2 letter C and why it had been put in the document. Kristi Schierling and Attorney Evers both answered the question that it was included because of Board discussion. The Board should create and foster economic development. The Board should not be attacking, damaging and/or interfering in the investments made on behalf of Hardee County and not get in to the operations of any company that was brought into Hardee County. Any concerns should be brought up in the Board meetings for discussion. Hindering business operations and asking questions about a company that the Board is dealing with are different things.

Gene Davis made a motion and was seconded by John O'Neal to adopt the Rules of Procedure. Horst Witschonke voted no.

Project Updates

PFM- Shawn Okun was present and brought some of his staff to show the Board. He gave comments regarding economic development and had asked that if anyone had questions or comments to please reach out to him and to not slander him or his business in the public.

Incubator- Tear out and gutting of the inside has begun. The equipment for the fill line has been purchased from Balpack. The mechanical and electrical work has begun this week as well.

Zoning- The zoning for the Commerce Park went before the P & Z Board and was voted down.

Florikan- We have received the \$100K deposit. We will modify the contract to have the deposit money be used toward the rent for the 1st 10 months. That will make it \$10k per month.

Donald Samuels made a motion and was seconded by Gene Davis to deposit the \$100k deposit into the general fund account. Lory Durrance abstained and a copy of his abstention is on file at the EDC office.

EDA- Six applications will be submitted to the EDA this grant cycle. Year 2 Incubator at \$1.35M. A spec building for \$1M. A \$500k supplement for the Florikan project. Round 2 for the water/sewer corridor at \$500k. \$250k for the pre-treatment facility.

Lory Durrance made a motion and was seconded by Monica Reas to approve all the applications to be submitted to the EDA. Motion passed unanimously.

Lot 13- The lot will have the same design as the spec building that is being used for PFM. There will be no floor modifications. It will be a conventional sized floor, 5-6 inches thick. If we do not have a tenant by the time that construction starts, we do not have to pour the floor. If we wait to pour the floor there will be a cost increase. We hope to have a tenant to consider by the time construction starts on the building.

Roof tile removal- Our project manager, Greg Witt, received quotes for the removal of the tiles from Gary Parsons's property. The tiles could be used for sub base. The quotes that were received came back high. Director Lambert has talked to County Manager Lex Albritton about other options for the removal of the tiles from the property.

EDC/IDA Website- Krystin Chapman pulled up the new website to show everyone. It has been live for about a week. She is also before the Board today for permission to add site tracking analytics to the website. Back when the contract with Marketing Alliance came before the Board, Krystin let them know that it was an option to add and the Board seemed interested at the time. If this is added to the website, Krystin will be able to see who is visiting and their location. The cost for this is \$300/month.

Diana Youmans made a motion and was seconded by Monica Reas to approve adding the site tracking analytics for a period of 6 months and to come back with some measure of reporting and then to reevaluate if we should keep this option for the website. Motion passed unanimously.

Continuum Labs- Director Lambert went over the remuneration schedule spreadsheet. Discussion was also had on how to define a full time employee/equivalent.

Director Lambert will continue to work on solutions for the contract.

Financial Report

Sarah Pelham reviewed the EDC and IDA financials from the previous month.

A motion was made by Jim See and seconded by Gene Davis to approve the EDC and IDA financials. Motion passed unanimously.

*Meeting was adjourned at 12:45 pm Chair Hernandez.