

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
August 12, 2014
Hardee County BOCC

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

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

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

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

Visiting: Robert Cole, Rhonda Cole, Randy Dey, Melissa Hayes, Benny Albritton, Charlie Cox, Mike Aller, Mark Robinson, Pam Belflower, Horst Witschonke, Charles Cannon, Abel Hernandez and Jeff Kitzinger

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Grady Johnson and Colon Lambert

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: Gene Davis made a motion and was seconded by Dottie Conerly to approve the agenda. Motion passed unanimously.

Minutes: Jim See made a motion and was seconded by Gene Davis to approve the minutes as presented. Motion passed unanimously.

Operational Audit Responses

The document that is in the agenda packet is a worksheet for when the Auditor General's office returns to us. It contains the finding, our management response and now contains what actions we have taken to resolve the finding. It has been 18 months since we were audited and it is now time for them to come back for their follow up. We have not been formally noticed exactly when they will be back. Most of the audit findings had been corrected prior to them coming because the audit period was from the past. The Auditor General is not coming back because they were dissatisfied, they are coming back because the law requires them too. The grant is not to be used to change or fix the citrus industry. It is for finding more value added jobs and diversification of the jobs.

Doug Jensen made a motion and was seconded by Jim See to acknowledge and approve the answers that were submitted.

Energy Florida-USDA Grant

Mike Aller was here to give an update to the Board. He is waiting to hear back from the USDA on the selection process. If we are selected, we only have 30 days to move forward. We would possibly need to call a special meeting to discuss how we want the grant set up. Energy Florida will manage the grant to

make sure all the deliverables are met. If we are chosen, we will only have about 30 days to move forward.

Mike Prescott made a motion and was seconded by Lory Durrance to have Energy Florida represent us as a sole source provider and allocate up to \$25,000 to move forward. A roll call vote was taken.

Doug Jensen- Yes	John O'Neal-Yes	Lory Durrance- Yes
Jim See- Yes	Vanessa Hernandez-Yes	Gene Davis- Yes
Donald Samuels- No	Dottie Conerly-Yes	Mike Prescott- Yes
Diana Youmans- Yes		

Vote 9-1. Motion passed.

*A short break was taken.

Concrete Removal Project

Director Lambert let the Board know that this will be postponed until the September meeting.

IDA Draft Budget FY 14-15/EDC Draft Budget FY 14-15, Draft EDC move to Tech River budget

The IDA budget was reviewed again. The property management category will be broken down to Tech River, Commerce Park and the grove. We will have the changes made for the final adoption at next month's meeting.

The draft EDC budget was reviewed next. There was a change to the rent. It was first shown as \$33k but had been changed to \$28k due to a mathematical error. A budget was provided to show the income and expenses if we move to Tech River. There is around a \$19,000 savings in moving. Pros and cons were discussed related to the move. We would be leaving an empty office on Main Street and leaving the synergy of having the Chamber of Commerce and Main Street/CRA in one office. We would be saving money in overhead costs if we move. A decision was not made today if the EDC/IDA office will move.

Project Updates

Delcom- Jeff Kitzinger was here to give a presentation to the Board. They are a telecommunications company and would like to set up a call center/warehouse here. The plan is to hire 4 people in the next 12 months. And 8-12 in the following 2 years. Director Lambert said that they could utilize the space in Tech River for the call center and the Incubator for the warehouse space. This type of company would not interfere with Rapid Systems. Director Lambert will negotiate terms of a lease considering Tech River and the Incubator, the length of the contract and bring back a draft at the next meeting.

Incubator- Equipment is ready to go in. We are just waiting on the floor to be redone. It should be about another week.

Commerce Park Expansion- A lawsuit has been filed related to the zoning change approval for the undeveloped area of the Commerce Park. \$750,000 has been appropriated in the '14-'15 budget for the planning of the expansion.

Florikan- Site plan approval occurred at the planning and zoning meeting. Approximately 1 year from now, they should be up and running.

Continuum Labs- Public discussions are on hold until the investigation is completed.

Fort Green LNG- Continuing to work with them. They have a lot of options on the table.

There are also 2 other confidential projects that are active.

Financial Report

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

A motion was made by Doug Jensen and seconded by Lory Durrance to approve the EDC financials.

Motion passed unanimously.

A motion was made by Gene Davis and seconded by Dottie Conerly to approve the IDA financials.

Motion passed unanimously.

*Meeting was adjourned at 11:23 am by a motion from John O'Neal and a second from Jim See. Motion passed unanimously.