

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
July 22, 2014
Hardee County BOCC

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

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

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

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

Visiting: Robert Cole, Rhonda Cole, Randy Dey, Melissa Hayes, Stan Pelham, Benny Albritton, Jim Stein, Brian Samuels, Charlie Cox, Casey Dickson, Mike Aller, Bennett Boucher, Veronica Hurst, Trisha Floyd, Jessica Newman, Bryan Kornegay, Pam Belflower, Frank Kirkland, David Noel and Mark Robinson.

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Grady Johnson and Colon Lambert

Press: Michael Kelly

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

Agenda: Director Lambert made a change to the agenda. Item 4 will become PFMan Presentation and the other items below will be renumbered.

Gene Davis made a motion and was seconded by Monica Reas to approve the agenda with the addition. Motion passed unanimously.

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

PFMan Presentation

Veronica Hurst was here today with the genset. Testing has just started and the sales pipeline is developing. PFMan will be having an open house for the public to come and view the facility and the machines. It will be August 8th from 11-4. They have a 3 and 5 axis CNC machine. The 5 axis is the only one in the United States. Veronica also mentioned that their goal is to starting shipping on October 1st. PFMan has started to work with Pacer Marine, who is also located in the Commerce Park, to help with the wiring harness. PFMan intends to work with all local vendors. Two large companies are coming to visit the facility within the next 2 months.

Energy Florida-USDA Grant

Mike Aller was here today with a presentation related to the USDA funding opportunity. This opportunity provides funds for two types of projects; research and extension programs to combat citrus greening and its effects, and support capacity building programs in rural communities impacted by the challenges facing the citrus industry. There is a limit of \$2M per project and it typically requires a dollar to dollar match. We would engage other regional partners to work with. An RFP may need to be done. It

will cost about \$20-\$25,000 to submit the full application and get through the formal application process.

*A short break was taken. During this break, Jim See left.

EDA Ranking/BOCC funding discussion

The BOCC ranked the EDA applications at their last meeting. The top 3 were the EDC admin funding, Incubator and Town of Zolfo Springs. The BOCC budget hearings were last week and there was discussion to bring the funding of the EDC from the BOCC to \$100K instead of the past \$235K that it had been funded. Adjustments have been made to the draft budget to review today to reflect these funding changes.

IDA Draft Budget FY 14-15/EDC Draft Budget FY 14-15

Charlie Cox, CPA with Wicks, Brown, Williams, & Co, was here to review the draft budgets for the EDC and IDA for fiscal year 14-15. Each line item within the IDA budget was reviewed with the Board. Charlie reviewed the draft IDA budget first. The current EDA grants are listed first as well as the EDA grants that were applied for. The estimated carry forward is \$917,140. This number may vary some once we get closer to the end of this fiscal year and get a better idea of what will carry forward. Charlie also went column by column to show the revenue and expenses. All projects that were earmarked Mosaic funds were defunded in this draft budget. National Solar advised Bill that they would not be ready for another 18 months. Pacer Marine has no intentions of seeking additional funds. JDC Phosphates would still like to be funded and would like to give another presentation to the Board. Bionitrogen was here seeking Board approval to keep the funding that was set aside for them. After their presentation Director Lambert advised the Board that he thought that they should be defunded based on conditions of the EDA grant. If we are to buy the land we would need to do an additional appraisal. Our money was intended to produce a rail spur. We should also re-vet them and see if there is something valid that we would want to invest in. The initial ideas that were told to the IDA and the EDA have changed. Some of the issues related to the property and the company should hopefully be resolved by October 1st and we would have a better idea of how we should move forward. No action was taken on Bionitrogen today. There was some discussion about moving the EDC staff to the Tech River building to save costs. There are pros and cons to moving. We would be leaving a big void on Main Street but we would be saving roughly \$30k a year. Staff will bring back a more detailed report on moving expenses at the August meeting. Charlie went back to reviewing the draft IDA budget. About \$3.3M of special revenue funds are unappropriated.

The EDC draft budget was reviewed next. There is an estimated \$100K carry forward. The income is broken out to show more detail of where the income is coming from.

Krystin Chapman gave her resignation.

Project Updates

Incubator- Jim Stein, building operations manager, gave an update on the progress of the Incubator. The epoxy floor is being redone due to some areas of the floor that were not done correctly. This should be done by Friday. Once the floor is dry, the fill line equipment will be installed. This should be completed in 2 weeks.

Commerce Park Expansion- A lawsuit has been filed related to the zoning change approval for the undeveloped area of the Commerce Park. A response has been filed and nothing has been sent back as of today.

Florikan- Site development is before the Planning and Zoning board. That will be reviewed soon. A ribbon cutting will be hopefully be done in late August or early September.

Continuum Labs- Trisha Floyd, Audit Manager with CliftonLarsonAllen, was here to let the Board know of the status with the examination. They have been through all of the information up to July 1st. They do have results but have been back and forth with Continuum Labs to provide additional information to substantiate the invoices, they are requesting an additional \$10k in fees. Director Lambert recommends the board appropriate the funds to do so. If CLA was to put the report out now, there would be a lot of unsubstantiated expenses. They hope to have the report to us by the September board meeting but it will depend on how much they have to go back and forth for information.

Lory Durrance made a motion and was seconded by Doug Jensen to approve an additional \$10k to finish the examination of Continuum Labs. Motion passed unanimously.

Financial Report

Sarah Pelham reviewed the EDC and IDA financials from the previous month. A motion was made by Doug Jensen and seconded by Monica Reas to approve the EDC and IDA financials. Motion passed unanimously.

*Meeting was adjourned at 12:50 pm by a motion from Lory Durrance and a second from Monica Reas. Motion passed unanimously.