

**Hardee County Economic Development Council/Industrial Development Authority**  
**Regular Meeting Minutes**  
**June 10, 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-P  
Michael Prescott-P  
Diana Youmans-P

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

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

**Visiting:** Robert Cole, Rhonda Cole, Randy Dey, Melissa Hayes, Stan Pelham, Dan Graham, Lavon Cobb, Benny Albritton, Mike Carter, Jim Stein, Brian Samuels, Charlie Cox, Steven Southwell, Russ Melendy, Wendell Cotton, Mike Brown, Casey Dickson, Mike Aller, Bennett Boucher, Tim Franta and Mark Robinson.

**County Attorney:** Ken Evers

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

**Press:** Michael Kelly

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

**Agenda:** Board member Mike Prescott asked that Rapid Systems be added to the project updates tab. Gene Davis made a motion and was seconded by Doug Jensen to accept the agenda with the addition. Motion passed unanimously.

**Minutes:** Chair Hernandez said that she would like to change the wording to one of the sentences in the May 13, 2014 minutes under the Bionitrogen Inducement Resolution section. Second paragraph, second sentence. It should read "They are seeking the IDA to approve a bond issuance not to exceed \$300 Million pursuant to Chapter 159." There were no objections to this change.

Gene Davis made a motion and was seconded by Mike Prescott to accept the May 13, 2014 minutes with the change. Motion passed unanimously.

Mike Prescott made a motion and was seconded by Diana Youmans to accept the May 27, 2014 minutes.

Motion passed unanimously.

**\*\* The 5/13/14 minutes have been corrected to reflect the changed motion above.\*\***

***SFSC- Hardee County SBDC Agreement***

We have been funding the SBDC for several years now. The agreement that is attached is asking for \$3500 from Hardee County. They have helped develop several business plans and have worked with several of the companies that we have worked with. They do business advisement and budget preparations. We recommend anyone that comes into the office to meet with the SBDC representative. Doug Jensen made a motion and was seconded by John O'Neal to approve the agreement. Motion passed unanimously.

### ***CliftonLarsenAllen***

Mike Carter was here today to update the Board related to the examination of Continuum. Seven draws have been looked at. The last two draws are being wrapped up now. They are reviewing 25% of the draws which equals 41% of the money. The draft of their report should be done in the next week. Mike Carter also let the Board know that if they want to increase the percentage looked at, it would cost an estimated \$15,000 per 25%.

Discussion was had why this has been changed from agreed upon procedures to an examination. CliftonLarsenAllen attorneys would not approve an agreed upon procedures the way it was written, so it was changed to an examination. Having it now done as an examination, more information will be looked at. A couple of Board members questioned why it was changed to an examination and not brought back before the board. Director Lambert stated that he did have a conversation with Mike Carter about this being changed to an examination. He also stated that he told the Board that it was now an examination.

John O'Neal made a motion and was seconded by Diana Youmans to approve the examination of 25% and have Mike Carter/CliftonLarsenAllen come back if we need additional amounts reviewed. Donald Samuels opposed under the circumstances of this becoming an examination. Motion passed unanimously.

### ***Bond Guidelines and Procedures-DRAFT***

Director Lambert looked at different counties bond guidelines and procedures and thought that Charlotte County and Collier County were the best. Director Lambert also thought that Charlotte County was the better one. No approval is being sought today. Attorney Evers needs to review the statutes to make sure that they are the most current and to review the draft as a whole. Attorney Evers also noted that the application and finance fees should be reviewed and discussed. This will be brought back next month for approval. If anyone has questions or comments, Attorney Evers said that they could contact him.

### ***Marketing***

Krystin Chapman came before the Board to give an update. Krystin Chapman had budgeted \$13,700 for a Florida Trend advertisement. Florida Trend has come out with a Heartland edition and Krystin contacted them and was able to do both ads for the price of one. The website is complete and Krystin is completing a company profile to send to site selectors. She will also be adding Florida Bright Futures and Florida Pre Pay to our website.

### ***Project Updates***

Incubator- Jim Stein was introduced. He is the building operations manager for the Incubator. Construction is still underway and ceiling tiles are still being put in. The fill line equipment will come in July and we are still ahead of schedule. Kristin Guiliani is working on the policies and procedures for the Incubator.

Commerce Park Expansion- Zoning change was approved. The phasing cost will be done during the budget hearing.

Florikan- Hunter Engineering is proceeding with the SDP/SCP.

Continuum Labs- Still going through the examination. Director Lambert had talked to Travis Bond and was told that Travis is still meeting with investors.

PFM- Director Lambert was on a panel at the FEDC conference yesterday. A video was shown of the CNC machine that is out at the building that PFM is a tenant in.

Rapid Systems- Hardee County now has 1 gig of service. More tower sites should be going up. Rapid Systems still plans on moving into TechRiver. The building that they are currently in is for sale.

### ***Energy Florida***

Mike Aller, Energy Florida CEO & Executive Director, was here today with a presentation about what they can offer. They would be able to help with vetting and due diligence. They also offer a number of other services. The normal rate is \$150/hr. To engage Energy Florida to vet, the price will depend on the project and the scope of the work. Energy Florida will give an estimate and we can decide to proceed. The contract can be canceled at any time with a 30 day notice by either party. Director Lambert would like for Energy Florida to vet Bionitrogen as well as National Solar. Energy Florida will come back with different proposals for the projects that Director Lambert thought should be vetted by them.

A motion was made by Donald Samuels and seconded by Doug Jensen to approve the consulting agreement with Attorney Evers review. Motion passed unanimously.

### ***Financial Report***

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

Budget Workshop- Director Lambert noticed the Board that we will hold our first budget hearing next month. We plan to adopt the final '14-'15 budget in September 2014.

\*Meeting was adjourned at 11:35 am by a motion from Mike Prescott and a second from Doug Jensen. Motion passed unanimously.