

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
May 13, 2014
Hardee County School Board meeting room

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

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

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, Wendell Cotton, Johnny Terrel, Travis Bond, Henry Kuhlman, David Noel, Luke Cantu, Steve Cantu, Leslie Cantu, Trey Flemer, Steven Southwell, Bryan Kornegay, Charlie Cox, Brian Samuels, Donnie Cunningham, Olivia Minshew, Horst Witschonke, Pam Belflower, Bob Belflower, Lex Albritton, Jerry Hill, State's Attorney Officers and Casey Dickson.

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: Director Lambert asked that the Board add a letter of agreement with Chastain Skillman to the agenda.

Mike Prescott made a motion and was seconded by Doug Jensen to accept the agenda with the changes. Motion passed unanimously.

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

Bionitrogen Inducement Resolution

Before any discussion took place, Donald Samuels announced that he had a conflict with this topic due to his son being an employee of Bionitrogen. A conflict of interest form was filled out and is on file and the EDO office.

Steven Southwell, Attorney for Bionitrogen, was before the Board today presenting an inducement resolution which is the first step in the process for bond financing. They are seeking the IDA to approve a bond issuance not to exceed \$300,000,000 pursuant to Chapter 159. Donnie Cunningham, Jones Walker firm, Bionitrogen's special counsel, was also here to answer questions related to the bond structure. If we pass the resolution, Bionitrogen can start spending money. Duestche Bank is buying several of the bonds and will loan the money to Bionitrogen. Director Lambert brought up that the legal name for Bionitrogen has changed and that it should be reflected in any new documents going forward. The entity name is still the same, just each plant location will have a specific name. The site does not impact the bond issue. Attorney Evers advised the Board that he would like to consult with outside bond counsel to review the inducement resolution.

EDC/IDA meeting security discussion

Major Randy Dey was here to answer any questions related to the new security measures that would be taking place in the BOCC chambers. Metal detectors will now be used to enter the board room as well as a hand wand. Director Lambert brought up the discussion about compensating the Sherriff's office for their deputies to attend our meetings. Off duty pay is \$30/hr with a 3 hour minimum. The Sherriff's office will invoice the IDA for the deputies' time at our meetings.

John O'Neal made a motion and was seconded by Dottie Conerly for the Hardee County Sherriff's Office (HCSO) to provide security for our meetings and to compensate the HCSO when invoiced. Motion passed unanimously.

EDA Grant Applications

Sarah Pelham reviewed the applications that the office would like to submit to the EDA. More detail was provided this time. The applications that Sarah Pelham is seeking approval for is: EDC funding (\$150K), Spec building 20k sq/ft (\$800K), Pretreatment facility Phase 2(\$385K), water/sewer(\$500k), Supplemental funding for Florikan (\$400K), Incubator Round 2 (\$1.8M)

Doug Jensen made a motion and was seconded by Gene Davis to approve submitting all of the applications. Motion passed unanimously.

Chastain Skillman

Olivia Minshew, City of Wauchula, was here to review a proposal from Chastain Skillman in the amount of \$19,355 for the topographic corridor survey and subsurface utility locates for North Florida Avenue from the PRECO building north to REA Road and then east along REA Road through the east right of way of US 17. The purpose of this is to have the survey work done so that in the future they can design the infrastructure that would need to be constructed to extend the City of Wauchula's water/wastewater extension along the above right of ways.

Doug Jensen made a motion and was seconded by Diana Youmans to approve the proposal from Chastain Skillman and appropriate the funds from the EDA grant. Donald Samuels voted no. Motion passed.

Project Updates

Incubator- Director Lambert would like to start taking the members individually on tours of the building. The fill line equipment should be installed in the middle of June.

Commerce Park Expansion- 1 hearing has been done by the BOCC. The 2nd hearing is scheduled for this Thursday.

Florikan- At this week's BOCC meeting, they will take up the definition of a fertilizer plant. We are waiting on the construction of the building. The design and architectural phases can move forward after the BOCC meeting.

Continuum Labs- This is on hold.

Financial Report

Charlie Cox, accountant at Wicks, Brown, Williams & Co., was here to present budget amendments to the general fund. The items had been previously approved in previous months. They just need to be

reflected in the budget. The amendments were the BOCC board room improvements, Commerce Park rezoning consulting fee and the fill dirt/site development for Lot 13.

Diana Youmans made a motion and was seconded by Lory Durrance to approve the general fund budget amendments. Motion passed unanimously.

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

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

*Meeting was adjourned at 12:35 pm by a motion from Mike Prescott and a second from Diana Youmans. Motion passed unanimously.