

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
September 9, 2014
Hardee County BOCC

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

Donald Samuels-A
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, Randy Dey, Melissa Hayes, Benny Albritton, Charlie Cox, Horst Witschonke, Frank Kirkland and Joe Ellis

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Grady Johnson and Sue Birge

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: Gene Davis made a motion and was seconded by Mike Prescott 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.

Proposed IT policy

A draft copy was included in the agenda packet. In our last financial audit for year end 2013, there was a finding that an IT policy needed to be adopted. Kristi Schierling put one together for Board review. All accounting programs will now have individual user names and passwords. There is currently a password for Quickbooks access but now each person will have their own to access it.

Mike Prescott made a motion and was seconded by Monica Reas to approve the proposed IT policy. Motion passed unanimously.

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 for final adoption. The property management category has been broken down to Tech River, Commerce Park and the grove. We will need to do a budget amendment later in the fiscal year to show the breakout of the Incubator expenses. There were no additional changes to the draft budget.

Lory Durrance made a motion and was seconded by Gene Davis to adopt the IDA budget by resolution number 14-01. Motion passed unanimously.

The draft EDC budget was reviewed next. The pros and cons were still discussed regarding the EDC/IDA office staying on Main Street or moving to Tech River. Before a final decision is made, Director Lambert should start discussing with FL Revel on working with us on the rent. No changes were made to the draft budget.

Jim See made a motion and was seconded by Monica Reas to adopt the EDC budget with us staying on Main Street. Motion passed unanimously.

Project Updates

Incubator- The EDA will be meeting this Thursday and next Monday. The Incubator EDA application was about \$1.6M. This includes the tenant's budgets and the capital outlay budget. We had a group meeting yesterday with all of the tenants. The fill line equipment is in. Training on this is ongoing as well. The demolition has also started on the paddle board area.

Delcom- Bill has proffered different options available to Jeff Kitzinger. He was offered 8,000 sq/ft at the Incubator for \$1 sq/ft or 600 sq/ft at Tech River for 1 year at no charge. Director Lambert has not heard back from him regarding the different options. Final approval of any arrangement will be up to Board approval.

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- A groundbreaking for this site will be immediately after the Board meeting. Florikan would like to have a contract amendment related to the number of jobs. Their employee count will increase. This will be discussed at the October meeting.

Continuum Labs- The examination report should happen in the October meeting. It is currently in internal review with Clifton Larson Allen. May be up to 10 days to 2 weeks before we get a copy.

Energy Florida- We were not awarded the USDA grant. We are waiting on to hear why it was not awarded.

Project Evergreen- This project has been ongoing for about 5 years now. Hoping that in the next few months, the difficulties that they have had will be worked out and they can become public.

Fort Green LNG- Continuing to work with them and meeting regularly.

PFMan- They are continuing to receive equipment. Director Lambert said that he has seen the genset run. The dyno room equipment is also in.

Auditor General- We met with them last week and expect it to flow smoothly. We have gathered and sent them their initial field work items.

Financial Audit- We have also begun our financial audit and field work has been scheduled.

Water/Sewer- We are working on 2 areas currently. Surveying has been completed. The engineer procurement is the next step. The City of Wauchula has brought numbers back and it is in the \$90k range. This could go up to \$150k once you add in FDOT and permit fees.

Financial Report

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 financials. Motion passed unanimously.

A motion was made by Mike Prescott and seconded by Lory Durrance to approve the IDA financials. Motion passed unanimously.

Chair Hernandez reminded everyone about the Florikan groundbreaking in the Commerce Park.

*Meeting was adjourned at 11:35 am by a motion from Jim See and a second from John O'Neal. Motion passed unanimously.