

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
August 11, 2015
Hardee County BOCC

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

Donald Samuels-P
John O'Neal-P
Lory Durrance-P

Diana Youmans-P
Monica Reas-A

The meeting was called to order by Chair Hernandez.

Visiting: Shawn Rimes, Charlie Cox, Jim Estes, Robert Cole, Rhonda Cole and Grady Johnson.

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Sue Birge, Colon Lambert and Russ Melendy

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: We will switch items 4 & 5 and also add on as item 7b, Easement with City of Wauchula. Gene Davis made a motion and was seconded by Dottie Conerly to approve the agenda with the addition.

Motion passed unanimously.

Chair Hernandez announced the resignation of Doug Jensen.

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

Bid Protest

The Director is able to obtain 3 quotes and award according to the purchasing policy based on the amount of this contract. Three different companies have had the landscaping contract since Sarah Pelham has been here. The specs have also changed some over the years. Sarah Pelham went through her process of reviewing each bid with the Board as well as showing the Board the spreadsheet she uses. While reviewing the spreadsheet she noted the deficiencies with some of the bids. Agri-Con Logistics was deemed non responsive because of the workman's compensation exemption, his site visits were not accurate and by dividing his site visits into his annual cost did not make him the lowest bidder. The site visits were too low of a number to adequately care for the property and the IDA requires anyone who does work on our property to have workers' comp insurance and we interpreted his bid to be that he was not going to get workers' comp insurance. Sarah Pelham did consult with Attorney Evers regarding this bid. If anyone who is bidding has a question regarding a bid, we can answer the question and post the question and answer on our website for the other bidders to see.

Shawn Rimes, Agri-Con Logistics, requested this bid protest and is here today to tell why he is protesting it and that the award should be given to him. He felt that the RFP was extremely subjective. Mr. Rimes feels that he was not picked due to personal reasons and not given a chance to go out and get worker's comp. Mr. Rimes said that the bid that was advertised was not clear and he was confused about what was being asked.

Chair Hernandez said the board has different options to consider. We could uphold the bid award and the decision that was made or start the process over and not uphold the bid award. Chair Hernandez asked Mr. Rimes if he proposes that we should start the process over and he told her no, that his request is to have the award be given to him.

After another lengthy discussion Commissioner Thompson asked if he could ask Mr. Rimes a question. He asked Mr. Rimes if he intended to use his exemption for worker's comp if he had won the award and we would have accepted it. He stated yes and Commissioner Thompson proceeded to say that according to the Worker's Comp class code, the exemption he has does not apply to lawn and landscape.

Donald Samuels made a motion to rebid because of confusion in the bid. Motion died for a lack of a second.

Lory Durrance made a motion and was seconded by John O'Neal to support the decision made by the Economic Development Director. Donald Samuels voted no. Motion passed.

Draft EDC & IDA Budget FY 2015-2016

The draft IDA budget was discussed first. Project Crocodile will be changed to Florida Hospital Relocation. There are clients interested in using a commercial kitchen in the Incubator. There are no changes to this draft for this month. The resolution and final adoption of the budget will be done at next month's meeting.

There were no changes to the draft EDC budget at this month's meeting.

Marketing and Communications update

Director Lambert has met with TuckerHall and Central Florida Media Group. They both agree that there is a need for both of them. He will continue to work with them on contract language and bring back to the board.

Economic Development Update

Director Lambert is extremely pleased with everything.

Caresync-They are interviewing and hiring and will have up to 50 employees next week. They will need to occupy more of the building. They will rent at \$6 sq./ft. Stream2Sea will need to move out of Tech River and into the Incubator.

Florikan- They are almost open and operating. There are 24-40 employees are working out at the new building.

PFM- They have hired 6 new people and are making great progress on their project.

Confidential Projects- Still active

Incubator- The tenants will provide reports at the next meeting on their progress.

Director Lambert said that there was between 150-180 cars out in the Commerce Park yesterday.

Chair Hernandez has spoken with Donna Doubleday of CareerSource Heartland about CareSync and confirmed that 19 job orders were placed with them and to date have hired 40 through CareerSource and have pending open job orders.

The Pack and Ship is open and operating in the Incubator. It is open to the public.

City of Wauchula Easement

We received this yesterday and is for the corridor development. Part of this involves us leasing to the City of Wauchula a space to put a sewer lift station. Director would like to get approval so we can move this project along. This was bid out and will be meeting with the bid winner this afternoon. The lift station will be for the sewer in that area. It will pump to force main and make its way back to the City's sewer plant.

Lory Durrance made a motion and was seconded by Dottie Conerly to approve the easement 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 Gene Davis and seconded by Diana Youmans to approve the EDC and the IDA financials. Motion passed unanimously.

Attorney Update/Board Updates

Attorney Evers said that the Court entered an order denying the request for appointment of Counsel for Donald Samuels and Henry Kuhlman by the Industrial Development Authority and also denied without prejudice the fee claim and further ordered a memorandum requiring a response from the defendants and the IDA.

The coordinator's position applications will be reviewed soon. Coordinating times to get everyone together has been a bit difficult due to different reasons.

**The meeting was adjourned at 10:50am by Chair Hernandez.