

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
December 8, 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-P

The meeting was called to order by Chair Hernandez.

Visiting: Henry Kuhlman, Don Chancey, Bruce Stayer, Charlie Cox, Rhonda Cole, Grady Johnson and Sheriff Lanier.

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Colon Lambert and Russ Melendy

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: Director Lambert requested to add a new tab 4 for housing and then relabel after that. Gene Davis made a motion and was seconded by Dottie Conerly to approve the agenda with the addition. Motion passed unanimously.

Minutes: Diana Youmans made a motion and was seconded by Monica Reas to approve the minutes. Motion passed unanimously.

Housing

BOCC Chair, Mike Thompson, has placed on the BOCC agenda a workshop regarding the housing in Hardee County. He would like for this to be a joint workshop with the IDA. It will be January 15, 2016 at 8:30am. Contractors, real estate agents and developers will be invited to attend.

Chair Report

An RFP for Co or secondary counsel was put out a few months ago. There were 4 respondents. Attorney Evers and Chair Hernandez have reviewed them. One would be deemed non responsive because they only wanted to do bond counsel. The other three are from qualified firms. The Board can direct to have them ranked or reject all and refocus on the Heartland area to get responses. The ones that we had received were coastal and we were surprised that more from the Heartland area did not respond. Attorney Evers could directly solicit 3 or 4 attorneys or he could engage a local attorney. We are not ranking today, only discussing our options. Some of the board members would like to find more local attorneys.

A motion was made by Dottie Conerly and seconded by Lory Durrance to reject all respondents and re-advertise and direct contact local attorneys and direct Attorney Evers to facilitate the direct contact. Motion passed unanimously.

A few months ago Chair Hernandez came up with a work plan for the Director's evaluation. It is planned that a year-end review will be done in January. The Director's job description and work plan have been updated. Nothing was deleted, only added to. The review will be done on an annual basis. Director

Lambert will do a presentation in January for the 2015 accomplishments. The process will be formally adopted in the January meeting.

The revised Preliminary and Tentative findings from the Auditor General's office was sent out. Chair Hernandez reviewed the changes as well as her responses. Small grammatical errors were noted and will be corrected.

A motion was made by Lory Durrance and seconded by Monica Reas to adopt these as the Board's responses and send them by December 10th. Donald Samuels abstained because of his litigation with the board and his abstention form is on file at the EDC office. Motion passed.

A short 10-minute break was had

Recapitalization of Spec building 5 (PFM)

An additional \$350,000 to \$400,000 has been put into this building by the tenant. They would be fixed assets to the building. \$183,000 was certified and could be added to the building investment. We would like to recognize this with PFM and reimburse them for 3 months of their payroll which averages \$67,000 a month. We would need to do an amendment to the lease to reflect this additional investment into the building which would increase their rent amount. If we had to build that building today, the additions that were done by PFM would have been paid for by the IDA. The electrical and pneumatics were added to the building by PFM.

A motion was made by Gene Davis and seconded by Monica Reas to modify the contract with the new lease amount and reimburse on payroll for 3 months. This will be funded with the Special Revenue fund. Motion passed unanimously.

Small Business Development Center renewal agreement

The SBDC provides a great service. The representative meets with grant recipients and new or small business owners. The contract is for \$3500 a year and we have been using them for the last five years. A motion was made by Diana Youmans and seconded by John O'Neal to approve the renewal contract. Motion passed unanimously.

Project Updates

There was a hearing last week between FRBA and Rapid Systems. Director Lambert was not sure of the details of the hearing.

The appraiser that did the Hogan St property has been out of the Country. Director Lambert has not met with him yet.

The confidential projects are still active.

The Florida Hospital draft is moving along.

The Incubator has to be brought up to code for the back part. It is being decided if a 1 or 2-hour fire wall is needed.

Financials

Sarah Pelham reviewed the financials for both the EDC and IDA.

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

**The meeting was adjourned at 11:40am by Chair Hernandez.