

Hardee County Economic Development Council/Industrial Development Authority
Special Meeting Minutes
November 10, 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. All of the Veterans in the room were recognized in honor of Veterans Day tomorrow.

Visiting: Roy Brown, Bruce Stayer, Pam Belflower, Charlie Cox, Don Chancey, Rhonda Cole, Grady Johnson and Sharon Moye.

County Attorney: Ken Evers

County Commissioners: Mike Thompson, Sue Birge, Colon Lambert and Rick Knight

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: Gene Davis made a motion and was seconded by Monica Reas to approve the agenda. Motion passed unanimously.

Minutes: Monica Read made a motion and was seconded by Gene Davis to approve September and October 2015 minutes. Motion passed unanimously.

Approval of 2016 Meeting Dates

The meeting dates for next year are scheduled to be the 2nd Tuesday of every month and we advertise once a year for all of the meeting dates. We can advertise any changes that may come up. Dottie Conerly made a motion and was seconded by Lory Durrance to approve the schedule. Motion passed unanimously.

EDA application submissions

The EDA grant cycle closed last week. We submitted 3 applications; EDC funding for \$150,000, water/sewer corridor funding for \$750,000 and Incubator funding (working on budget to turn in). We may ask the EDA board to roll over the money that is currently approved for the pretreatment facility to the water/sewer project. There is not a final GMP for this yet but made a guesstimate for the amount requested. The Incubator tenants submitted their own applications this cycle. A total of 13 applications were turned in to the EDA. The EDA reimbursement requests that were turned in early this year are starting to come in. The request for the Incubator EDA grant will be less this year. Debut Development is requesting dollars for the equipment purchases.

Hogan Street Property Acquisition

We have received the appraisal for the two properties on Hogan Street that are owned by Roy Brown. Director Lambert would like to be able to continue to negotiate the circumstances to the property. There are a couple of nuisances to the property. It was appraised at its highest and best use which is commercial property. Director Lambert would like to get a 2nd appraisal to get closer to the price that

Mr. Brown paid for the property. If we cannot reach a fair agreement it will be turned over to the City to begin condemnation proceedings. Mr. Brown is open to having another appraisal done on the property. The two structures were found to have no value and would need to be torn down. The land came back at \$83,000. Director Lambert and Mr. Brown will sit down with the appraiser to come up with something more amenable. If needed, a different appraisal by a different appraiser will be done.

Project Updates

Caresync is currently at 83 employees. They interview weekly. A lease has been consummated. They will be \$6 sq./ft and half of the utilities until the other tenants move out. Stream2Sea has moved out of Tech River. The Pack and Ship is now open. Trey has perfected his mold and is now in production. We have closed on the SMM building and will begin working on retrofitting for Florida Grows. SMM will move into the Incubator. The water/sewer extension is down the North End. The south end will be bid out towards the end of the year. This part could cost between \$850K to \$1Million. Florida Hospital's letter of intent has been signed. Fort Green LNG is moving along well. Director Lambert will be meeting with them tomorrow. Director Lambert is continuing to work with Brent Thompson. We will know the retrofit needs within the next couple of months. The Commerce Park expansion lawsuit is still sitting in court. Director Lambert would like to pick the grove and then push. There was a hearing last month for the lawsuit between the IDA and Kuhlman, Samuels, CLA and Caresync. At that hearing, procedural items were dealt with. Director Lambert is no longer a plaintiff in the case. The next hearing is scheduled for December 18th at 9am. Our motion for summary judgment will be that day. Director Lambert is still in talks with 2 confidential clients. Chair Hernandez will be working on a review process for the Director and Staff for yearly reviews.

Financials

Charlie Cox reviewed the financials for the EDC and IDA for the months of September and October. John O'Neal made a motion and was seconded by Gene Davis to approve the financials for the month of September. Motion passed unanimously.

Monica Reas made a motion and was seconded by Dottie Conerly to approve the financials for the month of October. Motion passed unanimously.

Charlie Cox then reviewed the budget amendments for the Special Fund and General Fund for the FY 2014-2015.

Diana Youmans made a motion and was seconded by Dottie Conerly to approve the Special Fund budget amendments. Motion passed unanimously.

Monica Reas made a motion and was seconded by Dottie Conerly to approve the General Fund budget amendments. Motion passed unanimously.

**The meeting was adjourned at 11:04am by a motion from John O'Neal and a second by Lory Durrance.