

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

Commission Chambers 412 W. Orange, Room 102, Wauchula, FL 33873 Regular Meeting

12/13/2016 8:30 AM

BOARD MEMBERS

Vanessa Hernandez, Chairwoman | Gene Davis, Vice-Chairman | Monica Reas | Diana Youmans | John O'Neal | Dorothy Conerly | Lory Durrance

1. Call to Order

Attendee Name	Title	Status	Arrived
Vanessa Hernandez	Chairwoman	Present	
Gene Davis	Vice-Chairman	Present	
Monica Reas	Board Member	Absent	
Diana Youmans	Board Member	Absent	
John O'Neal	Board Member	Present	
Dorothy Conerly	Board Member	Present	
Lory Durrance	Board Member	Present	
Bill Lambert	Economic Development Director	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Kristi Schierling	Economic Development Office Manager	Present	
Ken Evers	EDC IDA Attorney	Present	

Visiting: Drew Varner, Bruce Stayer, Roy Brown, Wade Sansbury, Charlie Cox, Henry Kuhlman, Sharon Moye, Rhonda Cole and Jessica Newman

County Commissioners: Mike Thompson and Russ Melendy

Press: Michael Kelly

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	Dorothy Conerly, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

3. Approval of Minutes

Item 3.1. July 12, 2016

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Gene Davis, Vice-Chairman
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

Item 3.2. November 8, 2016

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	John O'Neal, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

4. Agenda Items

Item 4.1. Mauldin & Jenkins engagement letter- Motion to approve and authorize the Chair to sign

Wade Sansbury came today to answer any questions the Board may have regarding the engagement letter. Chair Hernandez asked if they would be able to meet the timeline for our audit to be included in the County's audit. Mr. Sansbury said that they would. They plan to begin their field work in late January and he has been in contact with our accountant, Charlie Cox. The audit price for this year is \$20,600.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dorothy Conerly, Board Member
SECONDER:	Gene Davis, Vice-Chairman
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

Item 4.2. Meeting dates for EDC/IDA 2017- Motion to approve dates as presented

At the end of each year, we advertise the meeting dates for the upcoming year. We are required to advertise our meeting dates. Henry Kuhlman asked the board if it would be considered for the board to do night meetings so more of the public could attend. The board did have discussion regarding night meetings but no decision was made today.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	John O'Neal, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

Item 4.3. Downtown Development Discussion- Roy Brown

Downtown Wauchula is a focus of concern and interest. Roy Brown is here and owns property on Main Street and has been talking to Director Lambert about various proposals for his properties. No decisions are to be made today. Director Lambert would just like to have dialogue on any type of redevelopment for downtown Wauchula. It would take about \$50 sq/ft to retrofit his building on Main Street, the Ben Franklin building. Roy's end game is to eventually sell all of his properties and retire. Roy also discussed some of the hurdles he has had to overcome or still has trouble with, when trying to rent his buildings.

Item 4.4. Allow Conley Grove to farm watermelons in lieu of payment for pushing the grove.

Before any discussion was had, Lory Durrance announced that he would be abstaining due to a possible banking relationship with his employer with Conley Grove Services or its principals. Director Lambert said that it would be an estimated \$25,000 to push the rest of the grove. Roger Conely's son, Shane, came to Director Lambert and asked if they could clear the land, disc the dirt and plant watermelons in lieu of the IDA paying for the pushing of the grove once it was pushed. Director Lambert is asking the board to waive procurement and treat this as a sole source provider since watermelons are on such a strict timeline to be planted. Once the watermelon season is over, Conley Grove will disc again and plant byhalia grass, so in lieu of payment we will allow them to farm watermelons for one season.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	John O'Neal, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly
ABSTAIN:	Durrance
ABSENT:	Reas, Youmans

5. Project Updates/Chair Updates

Director Lambert will be working on another written report that will also be a year end report and have it out in the next couple of weeks. He met with Farm Bureau out at the olive grove this morning and also showed them the pomegranates and hops that have been planted. They are very interested in what we are doing. The MOBO building is still being retrofitted. There were some hiccups with the insulation company. There were no updates from the Chair. She did note though that the new hospital is moving right along. Director Lambert also mentioned that JDC Phosphates was on Channel 10 news last night.

6. Financial Report

Item 6.1. General Fund budget amendment FY 2016-2017

Charlie Cox had a general fund budget amendment for this fiscal year. It is allocating additional monies to property taxes and PFM for the electrical switch. The total amendment is \$130,000.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Dorothy Conerly, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

Item 6.2. Special Revenue Fund budget amendment FY 2016-2017

Charlie Cox had a special revenue fund budget amendment for this fiscal year. The Housing/Mixed Use class was being reduced by \$200,000 and Palmetto 8 was being allocated \$200,000.

Lory Durrance abstained due to a banking relationship that he may have with Palmetto 8 or its principals.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	Dorothy Conerly, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

Item 6.3. November 2016 EDC/IDA Financials- Approve as presented

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	John O'Neal, Board Member
AYES:	Hernandez, Davis, O'Neal, Conerly, Durrance
ABSENT:	Reas, Youmans

7. Announcements/Other Business/Public Comments

8. Adjournment