

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
January 12, 2016
Hardee County BOCC

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

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: Terry Atchely, Casey Dickson, Lex Albritton, Bruce Stayer, Rhonda Cole, Keith Rupp, Abel Hernandez and Sharon Moye

County Attorney: Ken Evers

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

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

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

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

Florida Hospital Wauchula/IDA/City of Wauchula interlocal grant agreement

Attorney Evers would like the board to have a discussion on the type of documentation for expenditures we would like to have related to the draws (Section 3 of the agreement). Florida Hospital Wauchula will receive \$1.3MM and \$700k will go to the City of Wauchula. Chair Hernandez suggested the checking of the permitting process for verification of the milestones, "ground breaking" and "roof dry in". Diana Youmans wants to make sure that the auditors are fine with the type of documentation that we receive.

The City of Wauchula has already executed the agreement. The survey of Hogan Street has to be complete before the appraisal can be complete. This is in the works. Board member Donald Samuels wanted it to be noted that he does not want to take possession of the old hospital without a plan and cost analysis once Florida Hospital Wauchula occupies their new facility.

John O'Neal made a motion and was seconded by Gene Davis to approve the contract as presented. Motion passed unanimously.

M Space lease

This company has portable classrooms and offices. There are some classrooms stored on the Southeast Steel property. They were renting space from Southeast Steel and now that the IDA has purchased the property, we were asked if they could leave them there and rent the space on an agreed price of \$500/month. The items are not in the way and if they do become a hindrance, there is a 30-day cancellation notice in the lease.

Lory Durrance made a motion and was seconded by Monica Reas to approve the lease. Motion passed unanimously.

PFM First Amendment to lease

Last month, the board directed staff and the attorney to work on a lease amendment and bring it back to the board for this month's meeting. PFM will start paying rent on July 1, 2016. Chair Hernandez gave a brief background on this. We would give them credit for the improvements that they made to the building through their monthly payroll.

Gene Davis made a motion and was seconded by John O'Neal to approve the lease amendment. Motion passed unanimously.

** Break from 9:35-9:47am.*

Year End/Mosaic Funding Presentation

Director Lambert and Sarah Pelham gave the presentation on the Mosaic funding from 2011-2015. The presentation gave an overview of where we started, where we are and where we are going. This presentation will also be presented to the BOCC and the EDA.

Performance Review discussion

Chair Hernandez went over the performance review document. The supervisor column will be deleted. Today, we need to approve the job description and the performance review document. The results of the performance review will be had at next month's meeting. Staff will send out the performance review 2 weeks in advance of February's meeting. They need to be returned to the EDO by February 5th. Staff will work on trying to make the PDF a fillable form so it will be easier to fill out and return.

Monica Reas made a motion and was seconded by Gene Davis to approve both the job description and performance review. Motion passed unanimously.

Project Updates

JDC Phosphates plant will happen in 5-10 years. We have appropriated money for them.

Florida Grows- Mike Thompson brought lettuce that was grown using Florida Grows technology.

Director Lambert has talked to Space Florida about their grow chambers. We are working on the retrofit of the Southeast Steel building.

All of the confidential projects are alive and interested in moving forward with us.

Financials

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

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

**The meeting was adjourned at 11:55am by Chair Hernandez.