

**Hardee County Economic Development Council/Industrial Development Authority**  
**Regular Meeting Minutes**  
**May 10, 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:** Roy Brown, Autumn Blum, Henry Kuhlman, David Royal, Lenora White, Charlie Cox, Rhonda Cole, Kristin Giuliani and Bruce Stayer

**County Attorney:** Ken Evers

**County Commissioners:** Sue Birge and Russ Melendy

**Press:** Michael Kelly

**Staff:** Bill Lambert, Sarah Pelham and Kristi Schierling

**Agenda:** Add 9b for Brown property survey. Monica Reas made a motion and was seconded by Lory Durrance to approve the agenda with the addition. Motion passed unanimously.

**Minutes:** Gene Davis made a motion and was seconded by Monica Reas to approve the 4/12/16 minutes. Motion passed unanimously.

***Set Date for Draft Audit Discussion***

We should be receiving a draft of the financial audit soon. We need to decide how we would like to receive the audit. Should we have two meetings, one where it is presented and one where it is adopted, or have one meeting where we received the audit and adopt it as well. Director Lambert hopes that any issues will be small. After a short discussion, it was decided to go ahead and have the draft audit presented at our next meeting and continue the meeting on June 17<sup>th</sup> for adopting the audit.

***Stream2Sea contract modification***

Before any discussion took place, Lory Durrance abstained due to a banking relationship with the company and/or its principles.

It was brought to our attention that Stream2Sea was involved in litigation. Attorney Evers has talked to Stream2Sea's counsel. We expanded the indemnification clause in the subgrant agreement and added a clause for the litigation. This brings Autumn in personally as well and having her personally guaranteeing the obligation.

A motion was made by Monica Reas and seconded by Gene Davis to approve the first amendment to the sub grant agreement. Lory Durrance abstained. Donald Samuels requested a roll call vote.

Diana Youmans- Yes

Donald Samuels- No

Lory Durrance- Abstain

Monica Reas- Yes

John O'Neal- Yes

Vanessa Hernandez- Yes

Gene Davis- Yes

Motion passes.

### ***Stream2Sea Quarterly Report***

Before any discussion took place, Lory Durrance abstained due to a banking relationship with the company and/or its principles.

Stream2Sea's update was provided in the agenda packet. Autumn Blum spoke briefly. The Board did acknowledge the report.

### ***Debut Development Quarterly Report***

Debut Development's update was provided in the agenda packet. Kristin Giuliani spoke briefly. The Board did acknowledge the report.

### ***Project Olive budget discussion***

The interest in this has been very positive. We would like to do olives and botanicals on a lot in the Commerce Park. The northern area would be row crops and the southern end would be olives. The area being used would be lots 12-15. The proposed budget was provided in the agenda packet. The proposed budget amount is \$144,775.00. Director Lambert asked the Board to consider approving this budget to move forward.

Gene Davis made a motion and was seconded by Lory Durrance to approve the budget. Donald Samuels voted no. Motion passed.

### ***EDA grant cycle submissions discussion***

The EDA has changed their procedure this year. On May 24<sup>th</sup>, the EDA will be holding a mandatory meeting for anyone that thinks they are submitting an application. The EDA will only be funding operational costs for the EDC and the Incubator tenants and no others that may apply for funding. We will be submitting again for EDC funding.

### ***Hogan Street survey***

John O'Neal abstains due to having a business relationship with the prospected seller.

Director Lambert has asked to Board for permission to draw up a contract for the Roy Brown property to bring back at the next meeting as well as setting stakes on the property. The board was in agreement that this take place. No actual vote was taken.

### ***Director's Report***

The updates are the same as what was stated at last month's meeting. The sign at the entrance of the Commerce Park is deteriorating and Director Lambert would like permission to have someone look at it for rehab. There is rust that is starting to show under the stucco. The board agreed that the sign does need to be repaired.

Before any discussion took place, Lory Durrance abstained due to a banking relationship with Conley Grove and/or its principals. The grove caretaking contract is up. Director Lambert suggested having 3 one year extensions with Conley Grove. They now the property very well and with us pushing up the grove, we would like to extend the contract.

Monica Reas made a motion and was seconded by Donald Samuels to amend the current contract to include the 3 one year renewals and authorize a one year renewal today. Motion passed with Lory Durrance abstaining.

### ***Chair Updates***

A few meeting ago, Chair Hernandez said that she would be bringing back salary grades for the staff, Sarah Pelham and Kristi Schierling. Kristi Schierling is currently at \$32,500. Her salary was increased last summer for her increased responsibilities that she has taken on. Sarah Pelham is currently at \$40,400

and has been for the last eight years. Chair Hernandez reviewed the step plan and said that Kristi would be at a 23 and Sarah would be at a 39. Director Lambert will perform yearly evaluations on both and bring those to the board. Their current job descriptions have been updated. Diana Youmans would like to see comparable salary grades. Kristi will get some from the County's HR department. John O'Neal thinks that both a cost of living increase and performance increase are needed.

***Financials***

The EDC/IDA financials were accepted as presented with a motion by Monica Reas and a second by Diana Youmans. Motion passed unanimously.

***Announcements***

The Florida Hospital groundbreaking is scheduled for May 31<sup>st</sup> at 10am. RSVP's are requested.

\*\*The meeting was adjourned at 11:22am by Chair Hernandez.